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Washington Geological Survey
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Mr. Scott Black
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Subject: Department of Natural Resources Washington Geological Survey,
School Seismic Safety Assessment Project, Contract No. AE 410 -
Seismic Evaluation for **Burlington-Edison School District**

Dear Ms. Forson and Mr. Black:

Reid Middleton and our consultant team, under the direction of The Department of Natural Resources (DNR) Washington Geological Survey (WGS) School Seismic Safety Project, have conducted seismic evaluations of 222 school buildings and 5 fire stations throughout Washington State. This letter is transmitting the results of these seismic assessments for each school district that graciously participated in this statewide study. We understand that you will be forwarding this letter and the accompanying seismic screening reports to each school district for their reference and use.

Many disparate studies on improving the seismic safety of our public school buildings have been performed over the last several decades. Experts in building safety, geologic hazards, emergency management, education, and even the news media have been asserting for decades that seismic risks in older public school buildings represent a risk to our communities. The time to act is now, before we have a damaging earthquake and/or tsunami that could be catastrophic. This statewide school seismic safety assessment project provides a unique opportunity to draw attention to the need for statewide seismic safety policies and funding on behalf of all school districts that will help enable school districts to increase the seismic safety of their older buildings to make them safer for students, teachers, staff, parents, and the community.

It is not the intent of this study to create an unfunded mandate for school districts to seismically upgrade their schools without associated funding or statewide seismic safety policy support. The overall goal of this study was to screen and evaluate the current levels of seismic vulnerabilities of a statewide selection of our older public school buildings and to use the data and information to help quantify funding and policy needs to improve the seismic safety of our public schools. In this process, we are using the information to inform not only the Governor

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and the Legislature of the policy and funding needs for seismically safe schools but also the school districts that participated in the study.

School Buildings Evaluated in the Burlington-Edison School District

We appreciate Burlington-Edison School District's participation and invaluable assistance in this statewide project. The following school district building was included as part of this study:

1. Edison Elementary School, Original Building

The seismic screening of this building was performed using the American Society of Civil Engineers' Standard 41-17, *Seismic Evaluation and Retrofit of Existing Buildings* (ASCE 41-17), national standard Tier 1 structural and nonstructural seismic screening checklists specific to each building's structure type.

The WGS also conducted seismic site class assessments to measure the shear wave velocity and determine the soil site class at each campus. Site class is an approximation of how much soils at a site will amplify earthquake-induced ground motions and is a critical parameter used in seismic design. Reid Middleton subsequently used this information in their seismic screening analyses.

The following table is a list of available seismic assessment information used in our study:

| School Building | Year Constructed | FEMA Building Classification | Structural Drawings Available for Review |
|---|-------------------------|-------------------------------------|---|
| Edison Elementary School, Original Building | 1995 | Wood Frame | No |

Detailed descriptions of the seismic screening evaluations of this building can be found in the individual building reports and the ASCE 41-17 Tier 1 screening checklist documents enclosed with this letter. This information will also be available for download on the WGS website: <https://www.dnr.wa.gov/programs-and-services/geology/geologic-hazards/earthquakes-and-faults/school-seismic-safety>.

These Tier 1 seismic screening checklists are often the first step employed by structural engineers when trying to determine the seismic vulnerabilities of existing buildings and to begin a process of mitigating these seismic vulnerabilities. School district facilities management personnel and their design consultants should be able to take advantage of this information to help inform and address seismic risks in existing or future renovation, repair, or modernization projects.

It is important to note that information used for these school seismic screenings was limited to available construction drawings and limited site observations by our team of licensed structural

engineers to observe the general conditions and configuration of each building being seismically screened. In many cases, construction drawings were not available for review as noted in the table above. Due to the limited scope of the study, our team of engineers were not able to perform more-detailed investigations above ceilings, behind wall finishes, in confined spaces, or in other areas obstructed from view. Where building component seismic adequacy was unknown due to lack of available information, the unknown conditions were indicated as such on the ASCE 41-17 Tier 1 checklists. Additional field investigations are recommended for the “unknown” seismic evaluation checklist items if more-definitive determinations of seismic safety compliance and further development of seismic mitigation strategies are desired.

Nonstructural Seismic Screening

The enclosed ASCE 41-17 Tier 1 Nonstructural Seismic Screening checklists can provide immediate guidance on seismic deficiencies in nonstructural elements. Mitigating the risk of earthquake impacts from these nonstructural elements should be addressed as soon as practical by school districts. Some nonstructural elements may be easily mitigated by installing seismic bracing of tall cabinets, moving heavy contents to the bottom of shelving, and adding seismic strapping or bracing to water tanks and overhead elements (light fixtures, mechanical units, piping, fire protection systems, etc.).

It is often most economical to mitigate nonstructural seismic hazards when the building is already undergoing mechanical, electrical, plumbing, or architectural upgrades or modernizations. Enclosed with these nonstructural seismic screening checklists are excerpts from the Federal Emergency Management Agency (FEMA) publication E-74 entitled, *Reducing the Risks of Nonstructural Earthquake Damage* (FEMA E-74). We have included these FEMA publication excerpts to help illustrate typical seismic mitigation measures that can potentially be implemented by district facilities and maintenance personnel.

Structural Seismic Screening

The enclosed ASCE 41-17 Tier 1 Structural Seismic Screening checklists have evaluation statements that are reviewed for specific building elements and systems to determine if these items are seismically compliant, noncompliant, not applicable, or unknown. These evaluation statements provide guidance on which structural systems and elements have identified seismic deficiencies and should be investigated further. Further seismic evaluations beyond these seismic screening checklists typically consist of more-detailed seismic structural analyses to better define the seismic vulnerabilities and risks. This information is then used to determine cost-effective ways to seismically improve these buildings with stand-alone seismic upgrade projects or incrementally as part of other ongoing building maintenance, repair, or modernization projects. Consequently, implementing seismic structural mitigation strategies typically requires that they be developed as a part of longer-term capital improvements and modernization programs developed by the school district and their design consultants.

Next Steps

Due to the screening nature of the ASCE 41-17 Tier 1 procedures, an in-depth seismic evaluation and analysis of these buildings may be needed before detailed seismic upgrades or improvements, conceptual designs, and probable construction cost estimates are developed.

If you have any questions or comments regarding the engineering reports or would like to discuss this further, please contact us.

Sincerely,



David B. Swanson, P.E., S.E.
Principal, LEED AP, F.SEI



Limitations

The professional services described in this document were performed based on available information and limited visual observation of the structures. No other warranty is made as to the professional advice included in this document. This document has been prepared for the exclusive use of the Department of Natural Resources, the Office of the Superintendent of Public Instruction, and this school district and is not intended for use by other parties, as it may not contain sufficient information for other parties' purposes or their uses.

1. Burlington-Edison, Edison Elementary School, Original Building

1.1 Building Description

| | |
|--------------------------------|--------------------------|
| Building Name: | Original Building |
| Facility Name: | Edison Elementary School |
| District Name: | Burlington-Edison |
| ICOS Latitude: | 48.562 |
| ICOS Longitude: | -122.439 |
| ICOS | |
| County/District ID: | 29100 |
| ICOS Building ID: | 14601 |
| ASCE 41 Bldg Type: | W2 |
| Enrollment: | 449 |
| Gross Sq. Ft. : | 58,646 |
| Year Built: | 1995 |
| Number of Stories: | 2 |
| S _{XS} BSE-2E: | 0.906 |
| S _{X1} BSE-2E: | 0.822 |
| ASCE 41 Level of Seismicity: | High |
| Site Class: | E |
| V _{S30} (m/s): | 173 |
| Liquefaction Potential: | moderate to high |
| Tsunami Risk: | High or Very High |
| Structural Drawings Available: | No |
| Evaluating Firm: | Reid Middleton, Inc. |



The Elementary School Original Building is a two story wood frame building. The building is located at a flat site in the northern area of the Edison Elementary School campus. The exterior walls are covered with brick veneer on the lower level in some locations and extending up to half of the second level in other locations. The footprint of the building is rectangular and approximately 290 feet by 180 feet. The building has multiple roof lines and gables. The roof presumably consists of wood sheathing supported by solid sawn beams. The solid sawn roof beams are supported by the wood bearing walls around the perimeter and in the interior of the building. Nonstructural components include, but are not limited to, brick veneer and mechanical, electrical and plumbing systems.

1.1.1 Building Use

The building use is a K-6 elementary school with classrooms. There is also an outdoor freestanding play structural that consists of concrete columns that act as an inverted pendulum frames supporting a structural steel truss roof.

1.1.2 Structural System

Table 1.1-1. Structural System Description of Edison Elementary School

| Structural System | Description |
|---------------------|---|
| Structural Roof | Drawings are not available. It is assumed the roof structure is wood frame construction. Likely to be wood sheathing supported by solid sawn beams. |
| Structural Floor(s) | Unknown - drawings not available |
| Foundations | Unknown - drawings not available. Likely to be concrete strip footings. |
| Gravity System | Wood frame system - drawings not available. Likely to be wood bearing walls around the perimeter and on the interior of the building. |
| Lateral System | The lateral system appears to consist of floor and roof framing systems acting as diaphragms to transfer loads into wood shear walls. |

1.1.3 Structural System Visual Condition

Table 1.1-2. Structural System Condition Description of Edison Elementary School

| Structural System | Description |
|---------------------|---|
| Structural Roof | No visible signs of corrosion, damage or deterioration. |
| Structural Floor(s) | No visible signs of corrosion, damage or deterioration. |
| Foundations | No visible signs of corrosion, damage or deterioration. |
| Gravity System | No visible signs of corrosion, damage or deterioration. |
| Lateral System | No visible signs of corrosion, damage or deterioration. |

1.2 Seismic Evaluation Findings

1.2.1 Structural Seismic Deficiencies

The structural seismic deficiencies identified during the Tier 1 evaluation are summarized below. Commentary for each deficiency is also provided based on this evaluation.

Table 1-3. Identified Structural Seismic Deficiencies for Burlington-Edison Edison Elementary School Original Building

| Deficiency | Description |
|-----------------------|--|
| Roof Chord Continuity | A large portion of the roof connects with the 2nd Floor ceiling on the north side of the building and the 1st Floor ceiling on the south side of the building. It is unlikely that the chord element is continuous for the roof diaphragm. Further investigation should be performed. Diaphragm reinforcement may be appropriate to mitigate seismic risk. |

1.2.2 Structural Checklist Items Marked as 'U'nknown

Where building structural component seismic adequacy was unknown due to lack of available information or limited observation, the structural checklist items were marked as “unknown”. These items require further investigation if definitive determination of compliance or noncompliance is desired. The unknown structural checklist items identified during the Tier 1 evaluation are summarized below. Commentary for each unknown item is also provided based on the evaluation.

Table 1-4. Identified Structural Checklist Items Marked as Unknown for Burlington-Edison Edison Elementary School Original Building

| Unknown Item | Description |
|--|---|
| Liquefaction | The liquefaction potential of site soils is unknown at this time given available information. Moderate to high liquefaction potential is identified per ICOS based on state geologic mapping. Requires further investigation by a licensed geotechnical engineer to determine liquefaction potential. |
| Slope Failure | Requires further investigation by a licensed geotechnical engineer to determine susceptibility to slope failure. The structure appears to be located on a relatively flat site. |
| Surface Fault Rupture | Requires further investigation by a licensed geotechnical engineer to determine whether site is near locations of expected surface fault ruptures. |
| Overturning | Drawings not available. $S_a=0.91$, $0.6S_a=0.546$. Based on the exterior of the building, there appears to be least dimensions of the lateral-force-resisting system that do not meet this requirement. Further investigation should be performed. Additional shear walls or shear wall anchoring may be appropriate to mitigate seismic risk. |
| Ties Between Foundation Elements | Drawings not available. Due to soil being classified as site class E, this is likely non-compliant due to poor soil conditions and year of construction (1995). However, there may be grade beams to restrain footings. Further investigation should be performed. Additional foundation ties may be appropriate to mitigate seismic risk. |
| Shear Stress Check | There appear to be many potential structural walls to distribute the seismic forces. This item is likely compliant. Further investigation should be performed. Lateral system strengthening or addition of new shear walls may be appropriate to mitigate seismic risk. |
| Narrow Wood Shear Walls | There appears to be potential shear walls with aspect ratios greater than 2-to-1. However, it is unknown if those walls are intended as shear walls. Further investigation should be performed. Lateral system strengthening or additional shear walls may be appropriate to mitigate seismic risk. |
| Walls Connected Through Floors | It is unknown how the shear walls at each story are connected. Further investigation should be performed. Lateral system strengthening may be appropriate to mitigate seismic risk. |
| Cripple Walls | It is unknown if the building lateral system consists of cripple walls at the foundation. Further investigation should be performed. Lateral system strengthening may be appropriate to mitigate seismic risk. |
| Openings | There does not appear to be any large openings in the roof diaphragm. However, it is unknown how the 2nd Floor diaphragm is configured. This item is likely compliant. Further investigation should be completed. Lateral system strengthening may be appropriate to mitigate seismic risk. |
| Wood Posts | It is unknown how the wood framing is connected to the foundation. However, this is likely compliant due to the age of the structure. Further investigation should be performed. Additional anchoring may be appropriate to mitigate seismic risk. |
| Wood Sills | It is unknown how the wood framing is connected to the foundation. However, this is likely compliant due to the age of the building. Further investigation should be performed. Additional anchoring may be appropriate to mitigate seismic risk. |
| Girder-Column Connection | It is unknown how the wood framing is interconnected. However, this is likely compliant due to the age of the structure. Further investigation may be appropriate to determine the configuration of the wood framing. Additional connection hardware between girders and column supports may be appropriate to mitigate seismic risk. |
| Wood Sill Bolts | It is unknown how the wood framing is connected to the foundation. However, this is likely compliant due to the age of the building. Further investigation should be performed. Additional sill bolts may be appropriate to mitigate seismic risk. |
| Diaphragm Reinforcement at Openings | There does not appear to be any large openings in the roof diaphragm. It is unknown how the 2nd Floor diaphragm is configured. Further investigation should be performed. Diaphragm reinforcement may be appropriate to mitigate seismic risk. |
| Diagonally Sheathed and Unblocked Diaphragms | It is unknown how the diaphragms are configured and if they are blocked or unblocked. Further investigation should be performed. Diaphragm reinforcement may be appropriate to mitigate seismic risk. |

1.3.1 Nonstructural Seismic Deficiencies

The nonstructural seismic deficiencies identified during the Tier 1 evaluation are summarized below. Commentary for each deficiency is also provided based on this evaluation. Some nonstructural deficiencies may be able to be mitigated by school district staff. Other nonstructural components that require more substantial mitigation may be more appropriately included in a long-term mitigation strategy. Some typical conceptual details for the seismic upgrade of nonstructural components can be found in the FEMA E-74 Excerpts appendix.

Table 1-5. Identified Nonstructural Seismic Deficiencies for Burlington-Edison Edison Elementary School Original Building

| Deficiency | Description |
|---|---|
| LSS-1 Fire Suppression Piping. HR-not required; LS-LMH; PR-LMH. | No available record drawing information on fire suppression piping and unable to verify during site investigation. Based on age of the building, it is assumed that seismic bracing for fire suppression piping do not comply with NFPA 13. Bracing for fire suppression piping may be appropriate to mitigate seismic risk. |
| LSS-2 Flexible Couplings. HR-not required; LS-LMH; PR-LMH. | No available record drawing information on fire suppression piping and unable to verify during site investigation. Based on age of the building, it is assumed the flexible couplings on the fire suppression piping do not comply with NFPA 13. Flexible coupling for fire suppression piping may be appropriate to mitigate seismic risk. |
| LSS-4 Stair and Smoke Ducts. HR-not required; LS-LMH; PR-LMH. | No available record drawing information on stair pressurization and smoke duct and unable to verify during site investigation. Based on age of the building, it is assumed that the duct bracings are nonexistent. Evaluation of duct bracing may be appropriate to mitigate seismic risk. |
| LF-1 Independent Support. HR-not required; LS-MH; PR-MH. | It is unknown how much the light fixtures weigh. Based on the age of the building, it is unlikely that they are independently supported by the structure. Further investigation should be completed. Adding wires for suspending the light fixtures may be appropriate to mitigate seismic risk. |
| M-6 Anchorage. HR-not required; LS-MH; PR-MH. | It is unknown how the masonry veneer is connected to the building. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |
| CF-2 Tall Narrow Contents. HR-not required; LS-H; PR-MH. | Not able to verify during site investigation. This item is commonly noncompliant for contents meeting the criteria. Brace tops of shelves taller than 6 feet to nearest backing wall or provide overturning base restraint. |
| CF-3 Fall-Prone Contents. HR-not required; LS-H; PR-H. | Not able to verify during site investigation. This item is commonly not compliant for contents meeting the criteria. Heavy items on upper shelves should be restrained by netting or cabling to avoid becoming falling hazards. |

1.3.2 Nonstructural Checklist Items Marked as 'U'known

Where building nonstructural component seismic adequacy was unknown due to lack of available information or limited observation, the nonstructural checklist items were marked as “unknown”. These items require further investigation if definitive determination of compliance or noncompliance is desired. The unknown nonstructural checklist items identified during the Tier 1 evaluation are summarized below. Commentary for each unknown item is also provided based on the evaluation.

Some nonstructural deficiencies may be able to be mitigated by school district staff. Other nonstructural components that require more substantial mitigation may be more appropriately included in a long-term mitigation strategy. Some typical conceptual details for the seismic upgrade of nonstructural components can be found in the FEMA E-74 Excerpts appendix.

Table 1-6. Identified Nonstructural Checklist Items Marked as Unknown for Burlington-Edison Edison Elementary School Original Building

| Unknown Item | Description |
|---|---|
| LSS-3 Emergency Power. HR-not required; LS-LMH; PR-LMH. | Use of emergency power was not verified with maintenance or facility staff. Evaluation of emergency power equipment may be appropriate to mitigate seismic risk. |
| LSS-5 Sprinkler Ceiling Clearance. HR-not required; LS-MH; PR-MH. | No available record drawing information on sprinkle head clearance and unable to verify during site investigation. Evaluation of penetrations may be appropriate to mitigate seismic risk. |
| HM-1 Hazardous Material Equipment. HR-LMH; LS-LMH; PR-LMH. | It is unknown if equipment is mounted on vibration isolators. Further investigation may be appropriate to mitigate seismic risk. |
| HM-2 Hazardous Material Storage. HR-LMH; LS-LMH; PR-LMH. | Unknown whether the building has hazardous materials. Further investigation may be appropriate to mitigate seismic risk. Restraining breakable containers that hold hazardous material by latched doors, shelf lips, wires, or other methods may be appropriate to mitigate seismic risk. |
| HM-3 Hazardous Material Distribution. HR-MH; LS-MH; PR-MH. | Unknown whether the building has hazardous materials. There may be gas lines present. Further investigation of mechanical piping should be performed. Bracing and anchoring of piping may be appropriate to mitigate seismic risk. |
| HM-4 Shutoff Valves. HR-MH; LS-MH; PR-MH. | It is unknown if the structure contains natural gas or other hazardous materials. Further investigation of mechanical piping should be performed. Providing shutoff valves may be appropriate to mitigate seismic risk. |
| HM-5 Flexible Couplings. HR-LMH; LS-LMH; PR-LMH. | Unknown whether the building has hazardous materials. There may be gas lines present. Further investigation of mechanical piping should be performed. Flexible coupling for piping and ductwork may be appropriate to mitigate seismic risk. |
| P-3 Drift. HR-not required; LS-MH; PR-MH. | Partition designed stiffness is unknown. Further investigation may be appropriate to mitigate seismic risk. |
| C-2 Suspended Gypsum Board. HR-not required; LS-MH; PR-LMH. | Available record drawings are unclear to whether the building has gypsum board ceiling. Further investigation may be appropriate to mitigate seismic risk. Bracing for ceilings may be appropriate to mitigate seismic risk. |
| CG-8 Overhead Glazing. HR-not required; LS-MH; PR-MH. | Glazing information is unknown. Based on the age of the building, it is unlikely that the glazing on the windows are laminated or detailed to remain in the frame. Many individual panes are likely to be below this threshold. Further investigation should be completed. Replacing applicable glazing planes may be appropriate to mitigate seismic risk. |
| M-1 Ties. HR-not required; LS-LMH; PR-LMH. | It is unknown how the masonry veneer is connected to the building. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |
| M-2 Shelf Angles. HR-not required; LS-LMH; PR-LMH. | It is unknown how the masonry veneer is connected to the building. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |
| M-3 Weakened Planes. HR-not required; LS-LMH; PR-LMH. | It is unknown how the masonry veneer is anchored. Further investigation may be appropriate to mitigate seismic risk. |
| M-5 Stud Tracks. HR-not required; LS-MH; PR-MH. | It is unknown if cold formed steel stud backup was used. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |

| Unknown Item | Description |
|---|--|
| PCOA-2 Canopies. HR-not required; LS-LMH; PR-LMH. | There is a canopy at the front entrance of building. Unable to tell how frequently the canopy is anchored to building. Further investigation should be performed. Additional connection to the building may be appropriate to mitigate seismic risk. |
| ME-1 Fall-Prone Equipment. HR-not required; LS-H; PR-H. | Not able to verify during site investigation. Further investigation should be performed. Bracing or anchoring of equipment may be appropriate to mitigate seismic risk. |
| ME-2 In-Line Equipment. HR-not required; LS-H; PR-H. | Not able to verify during site investigation. Further investigation should be performed. Bracing applicable equipment may be appropriate to mitigate seismic risk. |
| ME-3 Tall Narrow Equipment. HR-not required; LS-H; PR-MH. | Not able to verify during site investigation. Further investigation should be performed. Brace tops of equipment taller than 6 feet to nearest backing wall or provide overturning base restraint. |
| EL-1 Retainer Guards. HR-not required; LS-H; PR-H. | It is unknown if the building has an elevator. |
| EL-2 Retainer Plate. HR-not required; LS-H; PR-H. | It is unknown if the building has an elevator. |

Photos:



Figure 1-1. Exterior west side of building at the main entrance.



Figure 1-2. Exterior northwest corner near entrance.



Figure 1-3. Exterior north side of building at the loading dock area.



Figure 1-4. Exterior north side of building.



Figure 1-5. Covered play area structure at the exterior southeast side of the Original Building.



Figure 1-6. Exterior east side of building.



Figure 1-7. Exterior west side of building.



Figure 1-8. Exterior north side of building.



Figure 1-9. Exterior south side of building.



Figure 1-10. Exterior west side of building.

Burlington-Edison, Edison Elementary School, Original Building

17-2 Collapse Prevention Basic Configuration Checklist

Building record drawings have been reviewed, when available, and a non-destructive field investigation has been performed for the subject building. Each of the required checklist items are marked Compliant (C), Noncompliant (NC), Not Applicable (N/A), or Unknown (U). Items marked Compliant indicate conditions that satisfy the performance objective, whereas items marked Noncompliant or Unknown indicate conditions that do not. Certain statements might not apply to the building being evaluated.

Low Seismicity

Building System - General

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--------------------|---|---|----|-----|---|--|
| Load Path | The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Tier 2: Sec. 5.4.1.1; Commentary: Sec. A.2.1.10) | X | | | | Drawings not available. However, it appears that the structure has a load path to the foundation. |
| Adjacent Buildings | The clear distance between the building being evaluated and any adjacent building is greater than 0.25% of the height of the shorter building in low seismicity, 0.5% in moderate seismicity, and 1.5% in high seismicity. (Tier 2: Sec. 5.4.1.2; Commentary: Sec. A.2.1.2) | X | | | | There are no adjacent buildings. |
| Mezzanines | Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Tier 2: Sec. 5.4.1.3; Commentary: Sec. A.2.1.3) | | | X | | Drawings not available, but there does not appear to be any interior mezzanine levels per field investigation. |

Building System - Building Configuration

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|-------------------------|--|---|----|-----|---|---|
| Weak Story | The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Tier 2: Sec. 5.4.2.1; Commentary: Sec. A.2.2.2) | X | | | | The first floor appears to have more shear wall length than the second floor. This item is likely compliant. |
| Soft Story | The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Tier 2: Sec. 5.4.2.2; Commentary: Sec. A.2.2.3) | X | | | | Drawings not available. It appears that the first story would not have any soft story issues as it is larger than the second story. |
| Vertical Irregularities | All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Tier 2: Sec. 5.4.2.3; Commentary: Sec. A.2.2.4) | X | | | | Drawings not available. It appears that vertical elements are continuous to the foundation. This item is likely compliant. |

| | | | | | | |
|----------|--|---|--|--|--|---|
| Geometry | There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Tier 2: Sec. 5.4.2.4; Commentary: Sec. A.2.2.5) | X | | | | Drawings not available. Due to the irregular geometry of the building this may be a concern from the first story vs the second story. This is likely compliant. |
| Mass | There is no change in effective mass of more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Tier 2: Sec. 5.4.2.5; Commentary: Sec. A.2.2.6) | X | | | | This item appears to be compliant. |
| Torsion | The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Tier 2: Sec. 5.4.2.6; Commentary: Sec. A.2.2.7) | X | | | | |

Moderate Seismicity (Complete the Following Items in Addition to the Items for Low Seismicity)

Geologic Site Hazards

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|-----------------------|--|---|----|-----|---|---|
| Liquefaction | Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance do not exist in the foundation soils at depths within 50 ft (15.2 m) under the building. (Tier 2: Sec. 5.4.3.1; Commentary: Sec. A.6.1.1) | | | | X | The liquefaction potential of site soils is unknown at this time given available information. Moderate to high liquefaction potential is identified per ICOS based on state geologic mapping. Requires further investigation by a licensed geotechnical engineer to determine liquefaction potential. |
| Slope Failure | The building site is located away from potential earthquake-induced slope failures or rockfalls so that it is unaffected by such failures or is capable of accommodating any predicted movements without failure. (Tier 2: Sec. 5.4.3.1; Commentary: Sec. A.6.1.2) | | | | X | Requires further investigation by a licensed geotechnical engineer to determine susceptibility to slope failure. The structure appears to be located on a relatively flat site. |
| Surface Fault Rupture | Surface fault rupture and surface displacement at the building site are not anticipated. (Tier 2: Sec. 5.4.3.1; Commentary: Sec. A.6.1.3) | | | | X | Requires further investigation by a licensed geotechnical engineer to determine whether site is near locations of expected surface fault ruptures. |

High Seismicity (Complete the Following Items in Addition to the Items for Low and Moderate Seismicity)

Foundation Configuration

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|----------------------------------|---|---|----|-----|---|--|
| Overturning | The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than 0.6Sa. (Tier 2: Sec. 5.4.3.3; Commentary: Sec. A.6.2.1) | | | | X | Drawings not available. Sa=0.91, 0.6Sa=0.546. Based on the exterior of the building, there appears to be least dimensions of the lateral-force-resisting system that do not meet this requirement. Further investigation should be performed. Additional shear walls or shear wall anchoring may be appropriate to mitigate seismic risk. |
| Ties Between Foundation Elements | The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Tier 2: Sec. 5.4.3.4; Commentary: Sec. A.6.2.2) | | | | X | Drawings not available. Due to soil being classified as site class E, this is likely non-compliant due to poor soil conditions and year of construction (1995). However, there may be grade beams to restrain footings. Further investigation should be performed. Additional foundation ties may be appropriate to mitigate seismic risk. |

17-6 Collapse Prevention Structural Checklist for Building Type W2

Building record drawings have been reviewed, when available, and a non-destructive field investigation has been performed for the subject building. Each of the required checklist items are marked Compliant (C), Noncompliant (NC), Not Applicable (N/A), or Unknown (U). Items marked Compliant indicate conditions that satisfy the performance objective, whereas items marked Noncompliant or Unknown indicate conditions that do not. Certain statements might not apply to the building being evaluated.

Low and Moderate Seismicity

Seismic-Force-Resisting System

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|---|---|---|----|-----|---|---|
| Redundancy | The number of lines of shear walls in each principal direction is greater than or equal to 2. (Tier 2: Sec. 5.5.1.1; Commentary: Sec. A.3.2.1.1) | X | | | | It is likely that there are more than 2 shear lines of shear walls in each direction. |
| Shear Stress Check | The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than the following values: Structural panel sheathing – 1,000 lb/ft; Diagonal sheathing – 700 lb/ft; Straight sheathing – 100 lb/ft; All other conditions – 100 lb/ft. (Tier 2: Sec. 5.5.3.1.1; Commentary: Sec. A.3.2.7.1) | | | | X | There appear to be many potential structural walls to distribute the seismic forces. This item is likely compliant. Further investigation should be performed. Lateral system strengthening or addition of new shear walls may be appropriate to mitigate seismic risk. |
| Stucco (Exterior Plaster) Shear Walls | Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system. (Tier 2: Sec. 5.5.3.6.1; Commentary: Sec. A.3.2.7.2) | | | X | | Due to the age of the building, it is unlikely that the shear walls depend on exterior stucco walls to resist seismic forces. |
| Gypsum Wallboard or Plaster Shear Walls | Interior plaster or gypsum wallboard is not used for shear walls on buildings more than one story high with the exception of the uppermost level of a multi-story building. (Tier 2: Sec. 5.5.3.6.1; Commentary: Sec. A.3.2.7.3) | | | X | | Due to the age of the building, it is unlikely that the shear walls depend on exterior stucco walls to resist seismic forces. |
| Narrow Wood Shear Walls | Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces. (Tier 2: Sec. 5.5.3.6.1; Commentary: Sec. A.3.2.7.4) | | | | X | There appears to be potential shear walls with aspect ratios greater than 2-to-1. However, it is unknown if those walls are intended as shear walls. Further investigation should be performed. Lateral system strengthening or additional shear walls may be appropriate to mitigate seismic risk. |

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| Walls Connected Through Floors | Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor. (Tier 2: Sec. 5.5.3.6.2; Commentary: Sec. A.3.2.7.5) | | | | X | It is unknown how the shear walls at each story are connected. Further investigation should be performed. Lateral system strengthening may be appropriate to mitigate seismic risk. |
| Hillside Site | For structures that are taller on at least one side by more than one-half story because of a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1. (Tier 2: Sec. 5.5.3.6.3; Commentary: Sec. A.3.2.7.6) | | | X | | The building is located on a flat site. |
| Cripple Walls | Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels. (Tier 2: Sec. 5.5.3.6.4; Commentary: Sec. A.3.2.7.7) | | | | X | It is unknown if the building lateral system consists of cripple walls at the foundation. Further investigation should be performed. Lateral system strengthening may be appropriate to mitigate seismic risk. |
| Openings | Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces. (Tier 2: Sec. 5.5.3.6.5; Commentary: Sec. A.3.2.7.8) | | | | X | There does not appear to be any large openings in the roof diaphragm. However, it is unknown how the 2nd Floor diaphragm is configured. This item is likely compliant. Further investigation should be completed. Lateral system strengthening may be appropriate to mitigate seismic risk. |

Connections

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|-----------------|--|---|----|-----|---|--|
| Wood Posts | There is a positive connection of wood posts to the foundation. (Tier 2: Sec. 5.7.3.3; Commentary: Sec. A.5.3.3) | | | | X | It is unknown how the wood framing is connected to the foundation. However, this is likely compliant due to the age of the structure. Further investigation should be performed. Additional anchoring may be appropriate to mitigate seismic risk. |

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| Wood Sills | All wood sills are bolted to the foundation. (Tier 2: Sec. 5.7.3.3; Commentary: Sec. A.5.3.4) | | | | X | It is unknown how the wood framing is connected to the foundation. However, this is likely compliant due to the age of the building. Further investigation should be performed. Additional anchoring may be appropriate to mitigate seismic risk. |
| Girder-Column Connection | There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Tier 2: Sec. 5.7.4.1; Commentary: Sec. A.5.4.1) | | | | X | It is unknown how the wood framing is interconnected. However, this is likely compliant due to the age of the structure. Further investigation may be appropriate to determine the configuration of the wood framing. Additional connection hardware between girders and column supports may be appropriate to mitigate seismic risk. |

High Seismicity (Complete the Following Items in Addition to the Items for Low & Moderate Seismicity)

Connections

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|-----------------|--|---|----|-----|---|--|
| Wood Sill Bolts | Sill bolts are spaced at 6 ft (1.8 m) or less with acceptable edge and end distance provided for wood and concrete. (Tier 2: Sec. 5.7.3.3; Commentary: Sec. A.5.3.7) | | | | X | It is unknown how the wood framing is connected to the foundation. However, this is likely compliant due to the age of the building. Further investigation should be performed. Additional sill bolts may be appropriate to mitigate seismic risk. |

Diaphragms

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|----------------------|--|---|----|-----|---|--|
| Diaphragm Continuity | The diaphragms are not composed of split-level floors and do not have expansion joints. (Tier 2: Sec. 5.6.1.1; Commentary: Sec. A.4.1.1) | X | | | | It is unlikely that the building has split-level floors or expansion joints. |

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| Roof Chord Continuity | All chord elements are continuous, regardless of changes in roof elevation. (Tier 2: Sec. 5.6.1.1; Commentary: Sec. A.4.1.3) | | X | | | A large portion of the roof connects with the 2nd Floor ceiling on the north side of the building and the 1st Floor ceiling on the south side of the building. It is unlikely that the chord element is continuous for the roof diaphragm. Further investigation should be performed. Diaphragm reinforcement may be appropriate to mitigate seismic risk. |
| Diaphragm Reinforcement at Openings | There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension. (Tier 2: Sec. 5.6.1.5; Commentary: Sec. A.4.1.8) | | | | X | There does not appear to be any large openings in the roof diaphragm. It is unknown how the 2nd Floor diaphragm is configured. Further investigation should be performed. Diaphragm reinforcement may be appropriate to mitigate seismic risk. |
| Straight Sheathing | All straight-sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Tier 2: Sec. 5.6.2; Commentary: Sec. A.4.2.1) | | | X | | It is unlikely that the diaphragms are straight-sheathed due to the age of the structure. |
| Spans | All wood diaphragms with spans greater than 24 ft (7.3 m) consist of wood structural panels or diagonal sheathing. (Tier 2: Sec. 5.6.2; Commentary: Sec. A.4.2.2) | X | | | | It is likely that the diaphragms consist of wood structural panels due to the age of the building. |
| Diagonally Sheathed and Unblocked Diaphragms | All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft (12.2 m) and have aspect ratios less than or equal to 4-to-1. (Tier 2: Sec. 5.6.2; Commentary: Sec. A.4.2.3) | | | | X | It is unknown how the diaphragms are configured and if they are blocked or unblocked. Further investigation should be performed. Diaphragm reinforcement may be appropriate to mitigate seismic risk. |
| Other Diaphragms | The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Tier 2: Sec. 5.6.5; Commentary: Sec. A.4.7.1) | X | | | | It is likely that the diaphragms consist of wood. |

Burlington-Edison, Edison Elementary School, Original Building

17-38 Nonstructural Checklist

Notes:

C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Performance Level: HR = Hazards Reduced, LS = Life Safety, and PR = Position Retention.

Level of Seismicity: L = Low, M = Moderate, and H = High

Life Safety Systems

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|---|--|---|----|-----|---|---|
| LSS-1 Fire Suppression Piping. HR-not required; LS-LMH; PR-LMH. | Fire suppression piping is anchored and braced in accordance with NFPA-13. (Tier 2: Sec. 13.7.4; Commentary: Sec. A.7.13.1) | | X | | | No available record drawing information on fire suppression piping and unable to verify during site investigation. Based on age of the building, it is assumed that seismic bracing for fire suppression piping do not comply with NFPA 13. Bracing for fire suppression piping may be appropriate to mitigate seismic risk. |
| LSS-2 Flexible Couplings. HR-not required; LS-LMH; PR-LMH. | Fire suppression piping has flexible couplings in accordance with NFPA-13. (Tier 2: Sec. 13.7.4; Commentary: Sec. A.7.13.2) | | X | | | No available record drawing information on fire suppression piping and unable to verify during site investigation. Based on age of the building, it is assumed the flexible couplings on the fire suppression piping do not comply with NFPA 13. Flexible coupling for fire suppression piping may be appropriate to mitigate seismic risk. |
| LSS-3 Emergency Power. HR-not required; LS-LMH; PR-LMH. | Equipment used to power or control Life Safety systems is anchored or braced. (Tier 2: Sec. 13.7.7; Commentary: Sec. A.7.12.1) | | | | X | Use of emergency power was not verified with maintenance or facility staff. Evaluation of emergency power equipment may be appropriate to mitigate seismic risk. |

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| LSS-4 Stair and Smoke Ducts. HR-not required; LS-LMH; PR-LMH. | Stair pressurization and smoke control ducts are braced and have flexible connections at seismic joints. (Tier 2: Sec. 13.7.6; Commentary: Sec. A.7.14.1) | | X | | No available record drawing information on stair pressurization and smoke duct and unable to verify during site investigation. Based on age of the building, it is assumed that the duct bracings are nonexistent. Evaluation of duct bracing may be appropriate to mitigate seismic risk. |
| LSS-5 Sprinkler Ceiling Clearance. HR-not required; LS-MH; PR-MH. | Penetrations through panelized ceilings for fire suppression devices provide clearances in accordance with NFPA-13. (Tier 2: Sec. 13.7.4; Commentary: Sec. A.7.13.3) | | | X | No available record drawing information on sprinkle head clearance and unable to verify during site investigation. Evaluation of penetrations may be appropriate to mitigate seismic risk. |
| LSS-6 Emergency Lighting. HR-not required; LS-not required; PR-LMH | Emergency and egress lighting equipment is anchored or braced. (Tier 2: Sec. 13.7.9; Commentary: Sec. A.7.3.1) | | | X | Not required for life safety performance level. |

Hazardous Materials

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|--|---|----|-----|---|---|
| HM-1 Hazardous Material Equipment. HR-LMH; LS-LMH; PR-LMH. | Equipment mounted on vibration isolators and containing hazardous material is equipped with restraints or snubbers. (Tier 2: Sec. 13.7.1; Commentary: Sec. A.7.12.2) | | | | X | It is unknown if equipment is mounted on vibration isolators. Further investigation may be appropriate to mitigate seismic risk. |
| HM-2 Hazardous Material Storage. HR-LMH; LS-LMH; PR-LMH. | Breakable containers that hold hazardous material, including gas cylinders, are restrained by latched doors, shelf lips, wires, or other methods. (Tier 2: Sec. 13.8.3; Commentary: Sec. A.7.15.1) | | | | X | Unknown whether the building has hazardous materials. Further investigation may be appropriate to mitigate seismic risk. Restraining breakable containers that hold hazardous material by latched doors, shelf lips, wires, or other methods may be appropriate to mitigate seismic risk. |

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| HM-3 Hazardous Material Distribution. HR-MH; LS-MH; PR-MH. | Piping or ductwork conveying hazardous materials is braced or otherwise protected from damage that would allow hazardous material release. (Tier 2: Sec. 13.7.3, 13.7.5; Commentary: Sec. A.7.13.4) | | | | X | Unknown whether the building has hazardous materials. There may be gas lines present. Further investigation of mechanical piping should be performed. Bracing and anchoring of piping may be appropriate to mitigate seismic risk. |
| HM-4 Shutoff Valves. HR-MH; LS-MH; PR-MH. | Piping containing hazardous material, including natural gas, has shutoff valves or other devices to limit spills or leaks. (Tier 2: Sec. 13.7.3, 13.7.5; Commentary: Sec. A.7.13.3) | | | | X | It is unknown if the structure contains natural gas or other hazardous materials. Further investigation of mechanical piping should be performed. Providing shutoff valves may be appropriate to mitigate seismic risk. |
| HM-5 Flexible Couplings. HR-LMH; LS-LMH; PR-LMH. | Hazardous material ductwork and piping, including natural gas piping, have flexible couplings. (Tier 2: Sec. 13.7.3, 13.7.5; Commentary: Sec. A.7.15.4) | | | | X | Unknown whether the building has hazardous materials. There may be gas lines present. Further investigation of mechanical piping should be performed. Flexible coupling for piping and ductwork may be appropriate to mitigate seismic risk. |
| HM-6 Piping or Ducts Crossing Seismic Joints. HR-MH; LS-MH; PR-MH. | Piping or ductwork carrying hazardous material that either crosses seismic joints or isolation planes or is connected to independent structures has couplings or other details to accommodate the relative seismic displacements. (Tier 2: Sec. 13.7.3, 13.7.5, 13.7.6; Commentary: Sec. A.7.13.6) | | | X | | The building does not appear to contain seismic joints, isolation planes, or independent structures. |

Partitions

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|---|---|----|-----|---|--|
| P-1 Unreinforced Masonry. HR-LMH; LS-LMH; PR-LMH. | Unreinforced masonry or hollow-clay tile partitions are braced at a spacing of at most 10 ft (3.0 m) in Low or Moderate Seismicity, or at most 6 ft (1.8 m) in High Seismicity. (Tier 2: Sec. 13.6.2; Commentary: Sec. A.7.1.1) | | | X | | It is unlikely that the building contains unreinforced masonry or hollow-clay tile partitions. |
| P-2 Heavy Partitions Supported by Ceilings. HR-LMH; LS-LMH; PR-LMH. | The tops of masonry or hollow-clay tile partitions are not laterally supported by an integrated ceiling system. (Tier 2: Sec. 13.6.2; Commentary: Sec. A.7.2.1) | | | X | | It is unlikely that the building contains masonry or hollow-clay tile partitions. |

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| P-3 Drift. HR-not required; LS-MH; PR-MH. | Rigid cementitious partitions are detailed to accommodate the following drift ratios: in steel moment frame, concrete moment frame, and wood frame buildings, 0.02; in other buildings, 0.005. (Tier 2: Sec. 13.6.2; Commentary: Sec. A.7.1.2) | | | | X | Partition designed stiffness is unknown. Further investigation may be appropriate to mitigate seismic risk. |
| P-4 Light Partitions Supported by Ceilings. HR-not required; LS-not required; PR-MH. | The tops of gypsum board partitions are not laterally supported by an integrated ceiling system. (Tier 2: Sec. 13.6.2; Commentary: Sec. A.7.2.1) | | | X | | Not required for life safety performance level. |
| P-5 Structural Separations. HR-not required; LS-not required; PR-MH. | Partitions that cross structural separations have seismic or control joints. (Tier 2: Sec. 13.6.2; Commentary: Sec. A.7.1.3) | | | X | | Not required for life safety performance level. |
| P-6 Tops. HR-not required; LS-not required; PR-MH. | The tops of ceiling-high framed or panelized partitions have lateral bracing to the structure at a spacing equal to or less than 6 ft (1.8 m). (Tier 2: Sec. 13.6.2; Commentary: Sec. A.7.1.4) | | | X | | Not required for life safety performance level. |

Ceilings

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|---|--|---|----|-----|---|--|
| C-1 Suspended Lath and Plaster. HR-H; LS-MH; PR-LMH. | Suspended lath and plaster ceilings have attachments that resist seismic forces for every 12 ft ² (1.1 m ²) of area. (Tier 2: Sec. 13.6.4; Commentary: Sec. A.7.2.3) | | | X | | It is unlikely that the structure contains lath and plaster ceilings. |
| C-2 Suspended Gypsum Board. HR-not required; LS-MH; PR-LMH. | Suspended gypsum board ceilings have attachments that resist seismic forces for every 12 ft ² (1.1 m ²) of area. (Tier 2: Sec. 13.6.4; Commentary: Sec. A.7.2.3) | | | | X | Available record drawings are unclear to whether the building has gypsum board ceiling. Further investigation may be appropriate to mitigate seismic risk. Bracing for ceilings may be appropriate to mitigate seismic risk. |
| C-3 Integrated Ceilings. HR-not required; LS-not required; PR-MH. | Integrated suspended ceilings with continuous areas greater than 144 ft ² (13.4 m ²) and ceilings of smaller areas that are not surrounded by restraining partitions are laterally restrained at a spacing no greater than 12 ft (3.6 m) with members attached to the structure above. Each restraint location has a minimum of four diagonal wires and compression struts, or diagonal members capable of resisting compression. (Tier 2: Sec. 13.6.4; Commentary: Sec. A.7.2.2) | | | X | | Not required for life safety performance level. |

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| C-4 Edge Clearance. HR-not required; LS-not required; PR-MH. | The free edges of integrated suspended ceilings with continuous areas greater than 144 ft ² (13.4 m ²) have clearances from the enclosing wall or partition of at least the following: in Moderate Seismicity, 1/2 in. (13 mm); in High Seismicity, 3/4 in. (19 mm). (Tier 2: Sec. 13.6.4; Commentary: Sec. A.7.2.4) | | | X | | Not required for life safety performance level. |
| C-5 Continuity Across Structure Joints. HR-not required; LS-not required; PR-MH. | The ceiling system does not cross any seismic joint and is not attached to multiple independent structures. (Tier 2: Sec. 13.6.4; Commentary: Sec. A.7.2.5) | | | X | | Not required for life safety performance level. |
| C-6 Edge Support. HR-not required; LS-not required; PR-H. | The free edges of integrated suspended ceilings with continuous areas greater than 144 ft ² (13.4 m ²) are supported by closure angles or channels not less than 2 in. (51 mm) wide. (Tier 2: Sec. 13.6.4 ; Commentary: Sec. A.7.2.6) | | | X | | Not required for life safety performance level. |
| C-7 Seismic Joints. HR-not required; LS-not required; PR-H. | Acoustical tile or lay-in panel ceilings have seismic separation joints such that each continuous portion of the ceiling is no more than 2,500 ft ² (232.3 m ²) and has a ratio of long-to-short dimension no more than 4-to-1. (Tier 2: Sec. 13.6.4; Commentary: Sec. A.7.2.7) | | | X | | Not required for life safety performance level. |

Light Fixtures

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|--|---|----|-----|---|--|
| LF-1 Independent Support. HR-not required; LS-MH; PR-MH. | Light fixtures that weigh more per square foot than the ceiling they penetrate are supported independent of the grid ceiling suspension system by a minimum of two wires at diagonally opposite corners of each fixture. (Tier 2: Sec. 13.6.4, 13.7.9; Commentary: Sec. A.7.3.2) | | X | | | It is unknown how much the light fixtures weigh. Based on the age of the building, it is unlikely that they are independently supported by the structure. Further investigation should be completed. Adding wires for suspending the light fixtures may be appropriate to mitigate seismic risk. |
| LF-2 Pendant Supports. HR-not required; LS-not required; PR-H. | Light fixtures on pendant supports are attached at a spacing equal to or less than 6 ft. Unbraced suspended fixtures are free to allow a 360-degree range of motion at an angle not less than 45 degrees from horizontal without contacting adjacent components. Alternatively, if rigidly supported and/or braced, they are free to move with the structure to which they are attached without damaging adjoining components. Additionally, the connection to the structure is capable of accommodating the movement without failure. (Tier 2: Sec. 13.7.9; Commentary: Sec. A.7.3.3) | | | X | | Not required for life safety performance level. |

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| LF-3 Lens Covers. HR-not required; LS-not required; PR-H. | Lens covers on light fixtures are attached with safety devices. (Tier 2: Sec. 13.7.9; Commentary: Sec. A.7.3.4) | | | X | | Not required for life safety performance level. |
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Cladding and Glazing

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|--|---|----|-----|---|---|
| CG-1 Cladding Anchors. HR-MH; LS-MH; PR-MH. | Cladding components weighing more than 10 lb/ft ² (0.48 kN/m ²) are mechanically anchored to the structure at a spacing equal to or less than the following: for Life Safety in Moderate Seismicity, 6 ft (1.8 m); for Life Safety in High Seismicity and for Position Retention in any seismicity, 4 ft (1.2 m) (Tier 2: Sec. 13.6.1; Commentary: Sec. A.7.4.1) | | | X | | The building does not appear to have any cladding components. |
| CG-2 Cladding Isolation. HR-not required; LS-MH; PR-MH. | For steel or concrete moment-frame buildings, panel connections are detailed to accommodate a story drift ratio by the use of rods attached to framing with oversize holes or slotted holes of at least the following: for Life Safety in Moderate Seismicity, 0.01; for Life Safety in High Seismicity and for Position Retention in any seismicity, 0.02, and the rods have a length-to-diameter ratio of 4.0 or less. (Tier 2: Sec. 13.6.1; Commentary: Sec. A.7.4.3) | | | X | | The building does not appear to have any cladding components. |
| CG-3 Multi-Story Panels. HR-MH; LS-MH; PR-MH. | For multi-story panels attached at more than one floor level, panel connections are detailed to accommodate a story drift ratio by the use of rods attached to framing with oversize holes or slotted holes of at least the following: for Life Safety in Moderate Seismicity, 0.01; for Life Safety in High Seismicity and for Position Retention in any seismicity, 0.02, and the rods have a length-to-diameter ratio of 4.0 or less. (Tier 2: Sec. 13.6.1; Commentary: Sec. A.7.4.4) | | | X | | The building does not appear to have any cladding components. |
| CG-4 Threaded Rods. HR-not required; LS-MH; PR-MH. | Threaded rods for panel connections detailed to accommodate drift by bending of the rod have a length-to-diameter ratio greater than 0.06 times the story height in inches for Life Safety in Moderate Seismicity and 0.12 times the story height in inches for Life Safety in High Seismicity and Position Retention in any seismicity. (Tier 2: Sec. 13.6.1; Commentary: Sec. A.7.4.9) | | | X | | The building does not appear to have any cladding components. |
| CG-5 Panel Connections. HR-MH; LS-MH; PR-MH. | Cladding panels are anchored out of plane with a minimum number of connections for each wall panel, as follows: for Life Safety in Moderate Seismicity, 2 connections; for Life Safety in High Seismicity and for Position Retention in any seismicity, 4 connections. (Tier 2: Sec. 13.6.1.4; Commentary: Sec. A.7.4.5) | | | X | | The building does not appear to have any cladding components. |

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| CG-6 Bearing Connections. HR-MH; LS-MH; PR-MH. | Where bearing connections are used, there is a minimum of two bearing connections for each cladding panel. (Tier 2: Sec. 13.6.1.4; Commentary: Sec. A.7.4.6) | | | X | | The building does not appear to have any cladding components. |
| CG-7 Inserts. HR-MH; LS-MH; PR-MH. | Where concrete cladding components use inserts, the inserts have positive anchorage or are anchored to reinforcing steel. (Tier 2: Sec. 13.6.1.4; Commentary: Sec. A.7.4.7) | | | X | | The building does not appear to have any cladding components. |
| CG-8 Overhead Glazing. HR-not required; LS-MH; PR-MH. | Glazing panes of any size in curtain walls and individual interior or exterior panes more than 16 ft ² (1.5 m ²) in area are laminated annealed or laminated heat-strengthened glass and are detailed to remain in the frame when cracked. (Tier 2: Sec. 13.6.1.5; Commentary: Sec. A.7.4.8) | | | | X | Glazing information is unknown. Based on the age of the building, it is unlikely that the glazing on the windows are laminated or detailed to remain in the frame. Many individual panes are likely to be below this threshold. Further investigation should be completed. Replacing applicable glazing planes may be appropriate to mitigate seismic risk. |

Masonry Veneer

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|---|---|---|----|-----|---|--|
| M-1 Ties. HR-not required; LS-LMH; PR-LMH. | Masonry veneer is connected to the backup with corrosion-resistant ties. There is a minimum of one tie for every 2-2/3 ft ² (0.25 m ²), and the ties have spacing no greater than the following: for Life Safety in Low or Moderate Seismicity, 36 in. (914 mm); for Life Safety in High Seismicity and for Position Retention in any seismicity, 24 in. (610 mm). (Tier 2: Sec. 13.6.1.2; Commentary: Sec. A.7.5.1) | | | | X | It is unknown how the masonry veneer is connected to the building. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |
| M-2 Shelf Angles. HR-not required; LS-LMH; PR-LMH. | Masonry veneer is supported by shelf angles or other elements at each floor above the ground floor. (Tier 2: Sec. 13.6.1.2; Commentary: Sec. A.7.5.2) | | | | X | It is unknown how the masonry veneer is connected to the building. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |
| M-3 Weakened Planes. HR-not required; LS-LMH; PR-LMH. | Masonry veneer is anchored to the backup adjacent to weakened planes, such as at the locations of flashing. (Tier 2: Sec. 13.6.1.2; Commentary: Sec. A.7.5.3) | | | | X | It is unknown how the masonry veneer is anchored. Further investigation may be appropriate to mitigate seismic risk. |

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|--|--|--|--|---|---|--|
| M-4 Unreinforced Masonry Backup. HR-LMH; LS-LMH; PR-LMH. | There is no unreinforced masonry backup. (Tier 2: Sec. 13.6.1.1, 13.6.1.2; Commentary: Sec. A.7.7.2) | | | X | | It is unlikely that the building contains unreinforced masonry backup. |
| M-5 Stud Tracks. HR-not required; LS-MH; PR-MH. | For veneer with coldformed steel stud backup, stud tracks are fastened to the structure at a spacing equal to or less than 24 in. (610 mm) on center. (Tier 2: Sec. 13.6.1.1, 13.6.1.2; Commentary: Sec. A.7.6.) | | | | X | It is unknown if cold formed steel stud backup was used. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |
| M-6 Anchorage. HR-not required; LS-MH; PR-MH. | For veneer with concrete block or masonry backup, the backup is positively anchored to the structure at a horizontal spacing equal to or less than 4 ft along the floors and roof. (Tier 2: Sec. 13.6.1.1, 13.6.1.2; Commentary: Sec. A.7.7.1) | | | X | | It is unknown how the masonry veneer is connected to the building. Further investigation should be completed. Adding connections for the veneer may be appropriate to mitigate seismic risk. |
| M-7 Weep Holes. HR-not required; LS-not required; PR-MH. | In veneer anchored to stud walls, the veneer has functioning weep holes and base flashing. (Tier 2: Sec. 13.6.1.2; Commentary: Sec. A.7.5.6) | | | X | | Not required for life safety performance level. |
| M-8 Openings. HR-not required; LS-not required; PR-MH. | For veneer with cold-formed-steel stud backup, steel studs frame window and door openings. (Tier 2: Sec. 13.6.1.1, 13.6.1.2; Commentary: Sec. A.7.6.2) | | | X | | Not required for life safety performance level. |

Parapets, Cornices, Ornamentation, and Appendages

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|--|---|----|-----|---|--|
| PCOA-1 URM Parapets or Cornices. HR-LMH; LS-LMH; PR-LMH. | Laterally unsupported unreinforced masonry parapets or cornices have height-to-thickness ratios no greater than the following: for Life Safety in Low or Moderate Seismicity, 2.5; for Life Safety in High Seismicity and for Position Retention in any seismicity, 1.5. (Tier 2: Sec. 13.6.5; Commentary: Sec. A.7.8.1) | | | X | | This building does not appear to have any parapets or cornices. |
| PCOA-2 Canopies. HR-not required; LS-LMH; PR-LMH. | Canopies at building exits are anchored to the structure at a spacing no greater than the following: for Life Safety in Low or Moderate Seismicity, 10 ft (3.0 m); for Life Safety in High Seismicity and for Position Retention in any seismicity, 6 ft (1.8 m). (Tier 2: Sec. 13.6.6; Commentary: Sec. A.7.8.2) | | | | X | There is a canopy at the front entrance of building. Unable to tell how frequently the canopy is anchored to building. Further investigation should be performed. Additional connection to the building may be appropriate to mitigate seismic risk. |

| | | | | | | |
|--|--|--|--|---|--|---|
| PCOA-3 Concrete Parapets. HR-H; LS-MH; PR-LMH. | Concrete parapets with height-to-thickness ratios greater than 2.5 have vertical reinforcement. (Tier 2: Sec. 13.6.5; Commentary: Sec. A.7.8.3) | | | X | | This building does not appear to have any parapets or cornices. |
| PCOA-4 Appendages. HR-MH; LS-MH; PR-LMH. | Cornices, parapets, signs, and other ornamentation or appendages that extend above the highest point of anchorage to the structure or cantilever from components are reinforced and anchored to the structural system at a spacing equal to or less than 6 ft (1.8 m). This evaluation statement item does not apply to parapets or cornices covered by other evaluation statements. (Tier 2: Sec. 13.6.6; Commentary: Sec. A.7.8.4) | | | X | | This building does not appear to have any cornices, parapets, signs, or other ornamentation that applies. |

Masonry Chimneys

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|---|---|----|-----|---|---|
| MC-1 URM Chimneys. HR-LMH; LS-LMH; PR-LMH. | Unreinforced masonry chimneys extend above the roof surface no more than the following: for Life Safety in Low or Moderate Seismicity, 3 times the least dimension of the chimney; for Life Safety in High Seismicity and for Position Retention in any seismicity, 2 times the least dimension of the chimney. (Tier 2: Sec. 13.6.7; Commentary: Sec. A.7.9.1) | | | X | | This building does not appear to have any unreinforced masonry chimneys. Chimneys appear to be aluminum or steel. |
| MC-2 Anchorage. HR-LMH; LS-LMH; PR-LMH. | Masonry chimneys are anchored at each floor level, at the topmost ceiling level, and at the roof. (Tier 2: Sec. 13.6.7; Commentary: Sec. A.7.9.2) | | | X | | This building does not appear to have any masonry chimneys. Chimneys appear to be aluminum or steel. |

Stairs

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|---|---|----|-----|---|---|
| S-1 Stair Enclosures. HR-not required; LS-LMH; PR-LMH. | Hollow-clay tile or unreinforced masonry walls around stair enclosures are restrained out of plane and have height-to-thickness ratios not greater than the following: for Life Safety in Low or Moderate Seismicity, 15-to-1; for Life Safety in High Seismicity and for Position Retention in any seismicity, 12-to-1. (Tier 2: Sec. 13.6.2, 13.6.8; Commentary: Sec. A.7.10.1) | | | X | | Drawings not available and unable to access during site investigation. The building appears to be a wood framed building and therefore it is assumed there are no hollow-clay tile or unreinforced masonry walls. |

| | | | | | | |
|---|---|--|--|---|--|---|
| S-2 Stair Details. HR-not required; LS-LMH; PR-LMH. | The connection between the stairs and the structure does not rely on post-installed anchors in concrete or masonry, and the stair details are capable of accommodating the drift calculated using the Quick Check procedure of Section 4.4.3.1 for moment-frame structures or 0.5 in. for all other structures without including any lateral stiffness contribution from the stairs. (Tier 2: Sec. 13.6.8; Commentary: Sec. A.7.10.2) | | | X | | Drawings not available and unable to access during site investigation. The building appears to be a wood framed building and therefore it is assumed there are no hollow-clay tile or unreinforced masonry or concrete walls. |
|---|---|--|--|---|--|---|

Contents and Furnishings

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|---|---|---|----|-----|---|---|
| CF-1 Industrial Storage Racks. HR-LMH; LS-MH; PR-MH. | Industrial storage racks or pallet racks more than 12 ft high meet the requirements of ANSI/RMI MH 16.1 as modified by ASCE 7, Chapter 15. (Tier 2: Sec. 13.8.1; Commentary: Sec. A.7.11.1) | | | X | | It is unlikely that there are any racks or pallet racks more than 12 ft high. |
| CF-2 Tall Narrow Contents. HR-not required; LS-H; PR-MH. | Contents more than 6 ft (1.8 m) high with a height-to-depth or height-to-width ratio greater than 3-to-1 are anchored to the structure or to each other. (Tier 2: Sec. 13.8.2; Commentary: Sec. A.7.11.2) | | X | | | Not able to verify during site investigation. This item is commonly noncompliant for contents meeting the criteria. Brace tops of shelves taller than 6 feet to nearest backing wall or provide overturning base restraint. |
| CF-3 Fall-Prone Contents. HR-not required; LS-H; PR-H. | Equipment, stored items, or other contents weighing more than 20 lb (9.1 kg) whose center of mass is more than 4 ft (1.2 m) above the adjacent floor level are braced or otherwise restrained. (Tier 2: Sec. 13.8.2; Commentary: Sec. A.7.11.3) | | X | | | Not able to verify during site investigation. This item is commonly not compliant for contents meeting the criteria. Heavy items on upper shelves should be restrained by netting or cabling to avoid becoming falling hazards. |
| CF-4 Access Floors. HR-not required; LS-not required; PR-MH. | Access floors more than 9 in. (229 mm) high are braced. (Tier 2: Sec. 13.6.10; Commentary: Sec. A.7.11.4) | | | X | | Not required for life safety performance level. |
| CF-5 Equipment on Access Floors. HR-not required; LS-not required; PR-MH. | Equipment and other contents supported by access floor systems are anchored or braced to the structure independent of the access floor. (Tier 2: Sec. 13.7.7 13.6.10; Commentary: Sec. A.7.11.5) | | | X | | Not required for life safety performance level. |
| CF-6 Suspended Contents. HR-not required; LS-not required; PR-H. | Items suspended without lateral bracing are free to swing from or move with the structure from which they are suspended without damaging themselves or adjoining components. (Tier 2: Sec. 13.8.2; Commentary: Sec. A.7.11.6) | | | X | | Not required for life safety performance level. |

Mechanical and Electrical Equipment

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|--|---|----|-----|---|--|
| ME-1 Fall-Prone Equipment. HR-not required; LS-H; PR-H. | Equipment weighing more than 20 lb (9.1 kg) whose center of mass is more than 4 ft (1.2 m) above the adjacent floor level, and which is not in-line equipment, is braced. (Tier 2: Sec. 13.7.1 13.7.7; Commentary: Sec. A.7.12.4) | | | | X | Not able to verify during site investigation. Further investigation should be performed. Bracing or anchoring of equipment may be appropriate to mitigate seismic risk. |
| ME-2 In-Line Equipment. HR-not required; LS-H; PR-H. | Equipment installed in line with a duct or piping system, with an operating weight more than 75 lb (34.0 kg), is supported and laterally braced independent of the duct or piping system. (Tier 2: Sec. 13.7.1; Commentary: Sec. A.7.12.5) | | | | X | Not able to verify during site investigation. Further investigation should be performed. Bracing applicable equipment may be appropriate to mitigate seismic risk. |
| ME-3 Tall Narrow Equipment. HR-not required; LS-H; PR-MH. | Equipment more than 6 ft (1.8 m) high with a height-to-depth or height-to-width ratio greater than 3-to-1 is anchored to the floor slab or adjacent structural walls. (Tier 2: Sec. 13.7.1 13.7.7; Commentary: Sec. A.7.12.6) | | | | X | Not able to verify during site investigation. Further investigation should be performed. Brace tops of equipment taller than 6 feet to nearest backing wall or provide overturning base restraint. |
| ME-4 Mechanical Doors. HR-not required; LS-not required; PR-MH. | Mechanically operated doors are detailed to operate at a story drift ratio of 0.01. (Tier 2: Sec. 13.6.9; Commentary: Sec. A.7.12.7) | | | X | | Not required for life safety performance level. |
| ME-5 Suspended Equipment. HR-not required; LS-not required; PR-H. | Equipment suspended without lateral bracing is free to swing from or move with the structure from which it is suspended without damaging itself or adjoining components. (Tier 2: Sec. 13.7.1, 13.7.7; Commentary: Sec. A.7.12.8) | | | X | | Not required for life safety performance level. |
| ME-6 Vibration Isolators. HR-not required; LS-not required; PR-H. | Equipment mounted on vibration isolators is equipped with horizontal restraints or snubbers and with vertical restraints to resist overturning. (Tier 2: Sec. 13.7.1; Commentary: Sec. A.7.12.9) | | | X | | Not required for life safety performance level. |
| ME-7 Heavy Equipment. HR-not required; LS-not required; PR-H. | Floor supported or platform-supported equipment weighing more than 400 lb (181.4 kg) is anchored to the structure. (Tier 2: Sec. 13.7.1, 13.7.7; Commentary: Sec. A.7.12.10) | | | X | | Not required for life safety performance level. |
| ME-8 Electrical Equipment. HR-not required; LS-not required; PR-H. | Electrical equipment is laterally braced to the structure. (Tier 2: Sec. 13.7.7; Commentary: Sec. A.7.12.11) | | | X | | Not required for life safety performance level. |

| | | | | | | |
|---|---|--|--|---|--|---|
| ME-9 Conduit Couplings. HR-not required; LS-not required; PR-H. | Conduit greater than 2.5 in. (64 mm) trade size that is attached to panels, cabinets, or other equipment and is subject to relative seismic displacement has flexible couplings or connections. (Tier 2: Sec. 13.7.8; Commentary: Sec. A.7.12.12) | | | X | | Not required for life safety performance level. |
|---|---|--|--|---|--|---|

Piping

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|---|---|----|-----|---|---|
| PP-1 Flexible Couplings. HR-not required; LS-not required; PR-H. | Fluid and gas piping has flexible couplings. (Tier 2: Sec. 13.7.3, 13.7.5; Commentary: Sec. A.7.13.2) | | | X | | Not required for life safety performance level. |
| PP-2 Fluid and Gas Piping. HR-not required; LS-not required; PR-H. | Fluid and gas piping is anchored and braced to the structure to limit spills or leaks. (Tier 2: Sec. 13.7.3, 13.7.5; Commentary: Sec. A.7.13.4) | | | X | | Not required for life safety performance level. |
| PP-3 C-Clamps. HR-not required; LS-not required; PR-H. | One-sided C-clamps that support piping larger than 2.5 in. (64 mm) in diameter are restrained. (Tier 2: Sec. 13.7.3, 13.7.5; Commentary: Sec. A.7.13.5) | | | X | | Not required for life safety performance level. |
| PP-4 Piping Crossing Seismic Joints. HR-not required; LS-not required; PR-H. | Piping that crosses seismic joints or isolation planes or is connected to independent structures has couplings or other details to accommodate the relative seismic displacements. (Tier 2: Sec. 13.7.3, 13.7.5; Commentary: Sec. A.7.13.6) | | | X | | Not required for life safety performance level. |

Ducts

| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|---|---|----|-----|---|---|
| D-1 Duct Bracing. HR-not required; LS-not required; PR-H. | Rectangular ductwork larger than 6 ft ² (0.56 m ²) in cross-sectional area and round ducts larger than 28 in. (711 mm) in diameter are braced. The maximum spacing of transverse bracing does not exceed 30 ft (9.2 m). The maximum spacing of longitudinal bracing does not exceed 60 ft (18.3 m). (Tier 2: Sec. 13.7.6; Commentary: Sec. A.7.14.2) | | | X | | Not required for life safety performance level. |
| D-2 Duct Support. HR-not required; LS-not required; PR-H. | Ducts are not supported by piping or electrical conduit. (Tier 2: Sec. 13.7.6; Commentary: Sec. A.7.14.3) | | | X | | Not required for life safety performance level. |
| D-3 Ducts Crossing Seismic Joints. HR-not required; LS-not required; PR-H. | Ducts that cross seismic joints or isolation planes or are connected to independent structures have couplings or other details to accommodate the relative seismic displacements. (Tier 2: Sec. 13.7.6; Commentary: Sec. A.7.14.4) | | | X | | Not required for life safety performance level. |

Elevators

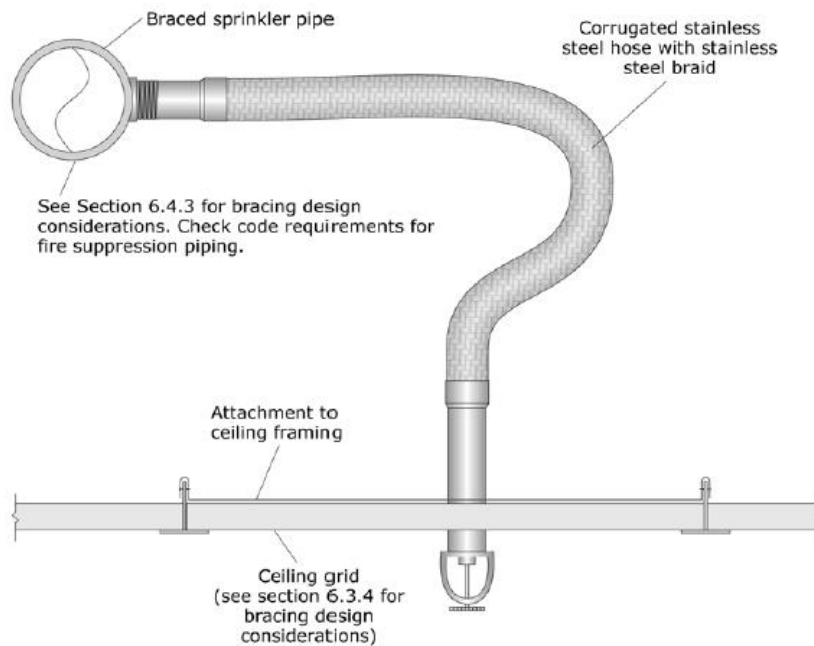
| EVALUATION ITEM | EVALUATION STATEMENT | C | NC | N/A | U | COMMENT |
|--|---|---|----|-----|---|--|
| EL-1 Retainer Guards. HR-not required; LS-H; PR-H. | Sheaves and drums have cable retainer guards. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.1) | | | | X | It is unknown if the building has an elevator. |

| | | | | | | |
|---|---|--|--|--|---|---|
| EL-2 Retainer Plate. HR-not required; LS-H; PR-H. | A retainer plate is present at the top and bottom of both car and counterweight. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.2) | | | | X | It is unknown if the building has an elevator. |
| EL-3 Elevator Equipment. HR-not required; LS-not required; PR-H. | Equipment, piping, and other components that are part of the elevator system are anchored. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.3) | | | | X | Not required for life safety performance level. |
| EL-4 Seismic Switch. HR-not required; LS-not required; PR-H. | Elevators capable of operating at speeds of 150 ft/min or faster are equipped with seismic switches that meet the requirements of ASME A17.1 or have trigger levels set to 20% of the acceleration of gravity at the base of the structure and 50% of the acceleration of gravity in other locations. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.4) | | | | X | Not required for life safety performance level. |
| EL-5 Shaft Walls. HR-not required; LS-not required; PR-H. | Elevator shaft walls are anchored and reinforced to prevent toppling into the shaft during strong shaking. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.5) | | | | X | Not required for life safety performance level. |
| EL-6 Counterweight Rails. HR-not required; LS-not required; PR-H. | All counterweight rails and divider beams are sized in accordance with ASME A17.1. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.6) | | | | X | Not required for life safety performance level. |
| EL-7 Brackets. HR-not required; LS-not required; PR-H. | The brackets that tie the car rails and the counterweight rail to the structure are sized in accordance with ASME A17.1. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.7) | | | | X | Not required for life safety performance level. |
| EL-8 Spreader Bracket. HR-not required; LS-not required; PR-H. | Spreader brackets are not used to resist seismic forces. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.8) | | | | X | Not required for life safety performance level. |
| EL-9 Go-Slow Elevators. HR-not required; LS-not required; PR-H. | The building has a go-slow elevator system. (Tier 2: Sec. 13.7.11; Commentary: Sec. A.7.16.9) | | | | X | Not required for life safety performance level. |

FEMA E-74 Nonstructural Seismic Bracing Excerpts

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Life Safety Systems



Note: for seismic design category D, E & F, the flexible sprinkler hose fitting must accommodate at least 1" of ceiling movement without use of an oversized opening. Alternatively, the sprinkler head must have a 2" oversize ring or adapter that allows 1" movement in all directions.

Figure G-1. Flexible Sprinkler Drop.

(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

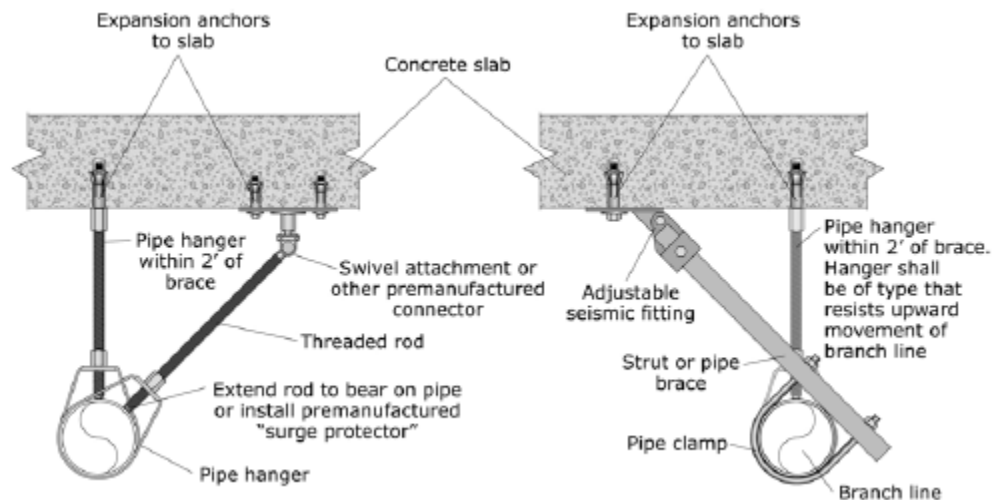


Figure G-2. End of Line Restraint.

(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

Partitions

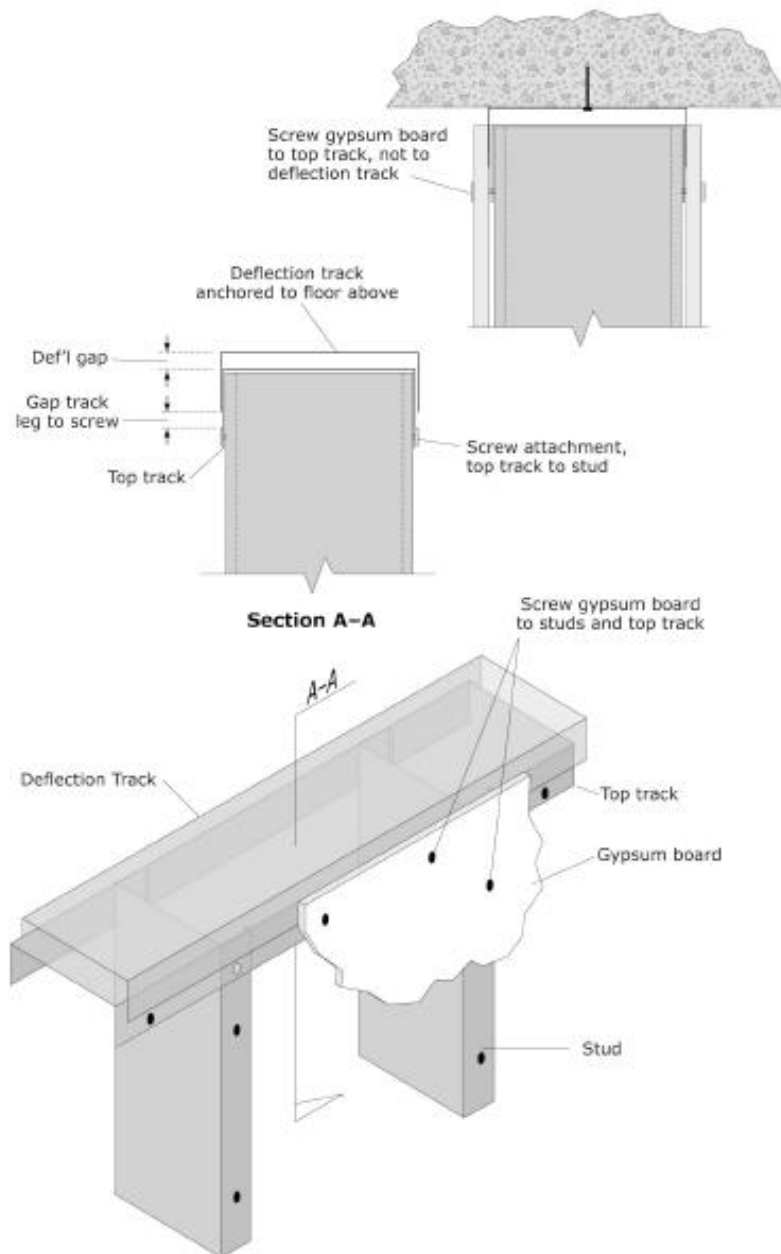


Figure G-3. Mitigation Schemes for Bracing the Tops of Metal Stud Partitions Walls.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

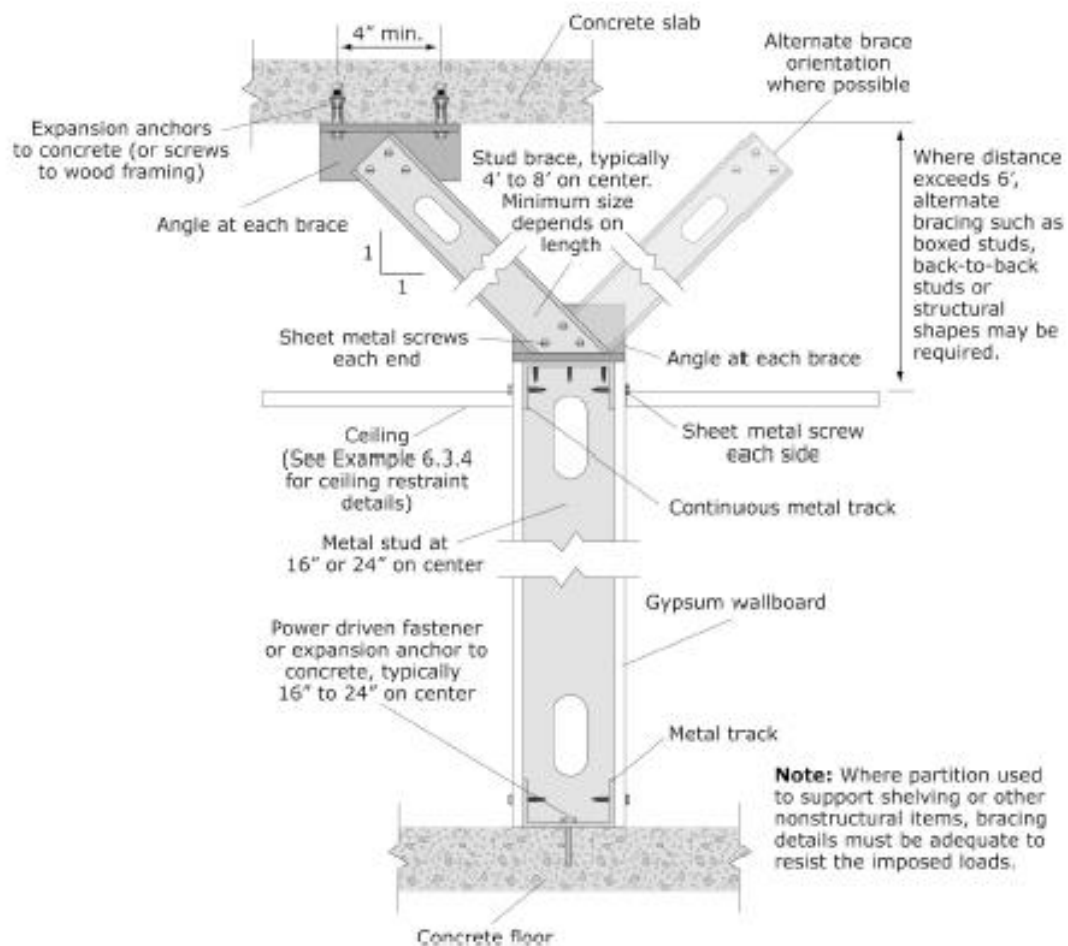


Figure G-4. Mitigation Schemes for Bracing the Tops of Metal Stud Partition Walls.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

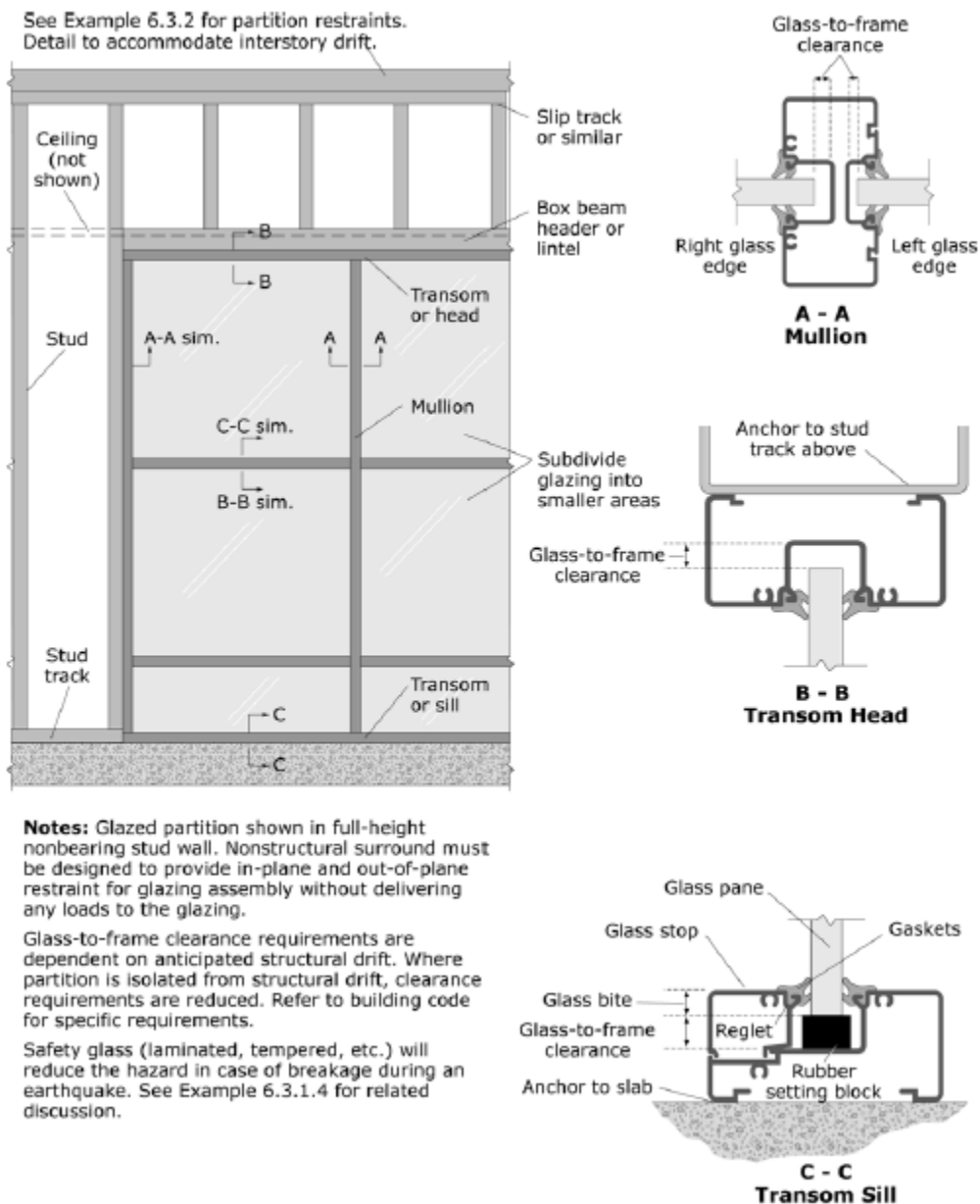


Figure G-5. Full-height Glazed Partition.

(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

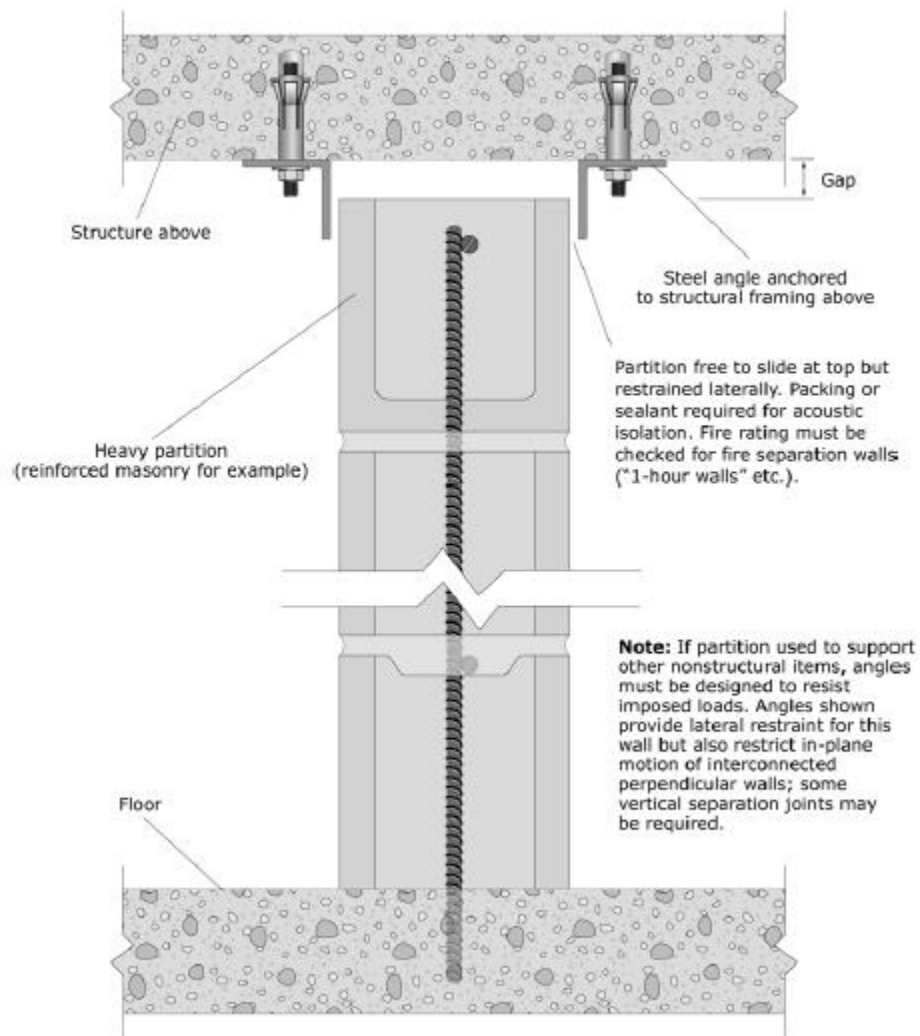


Figure G-6. Full-height Heavy Partition.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

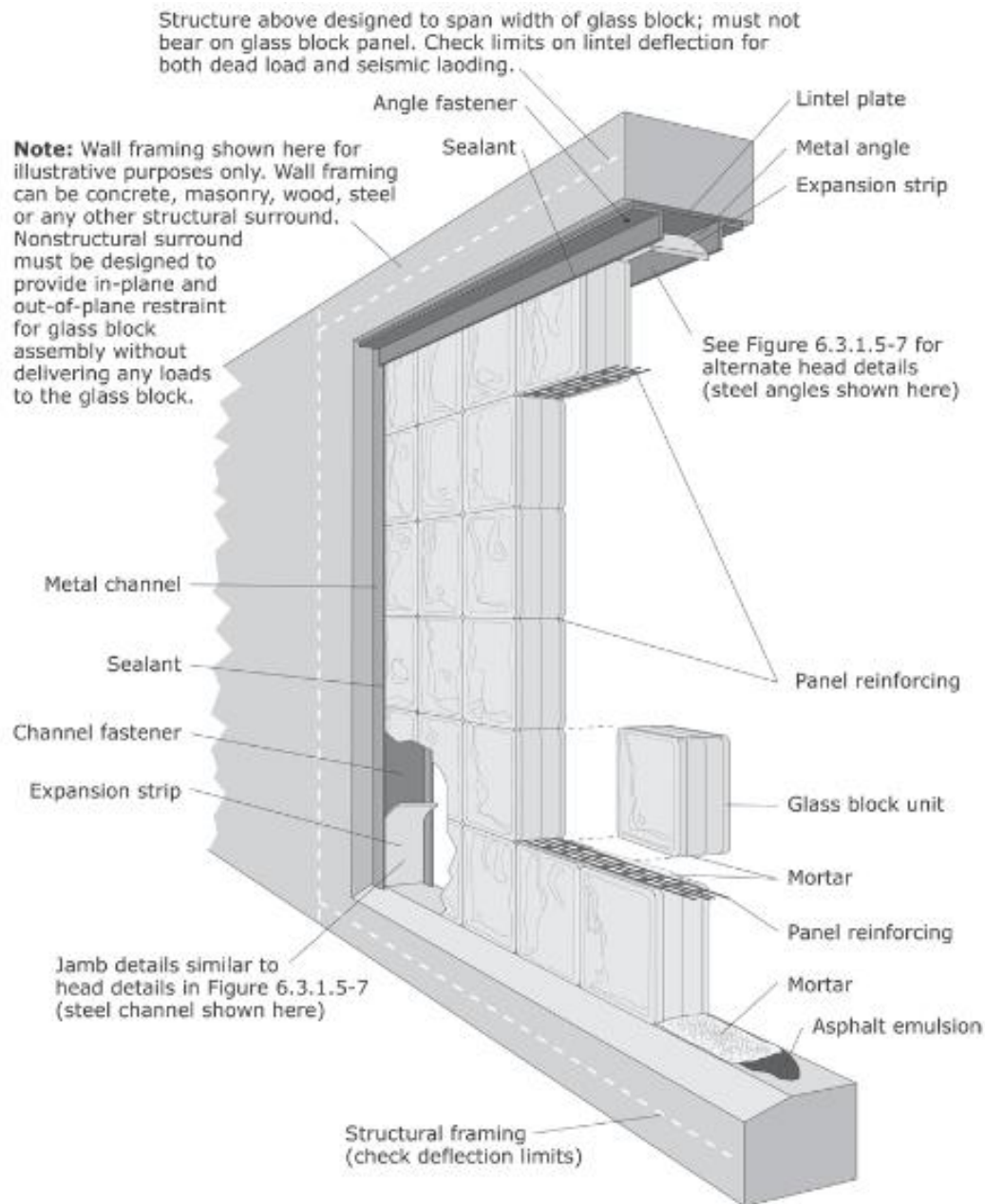


Figure G-7. Typical Glass Block Panel Details.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

Ceilings

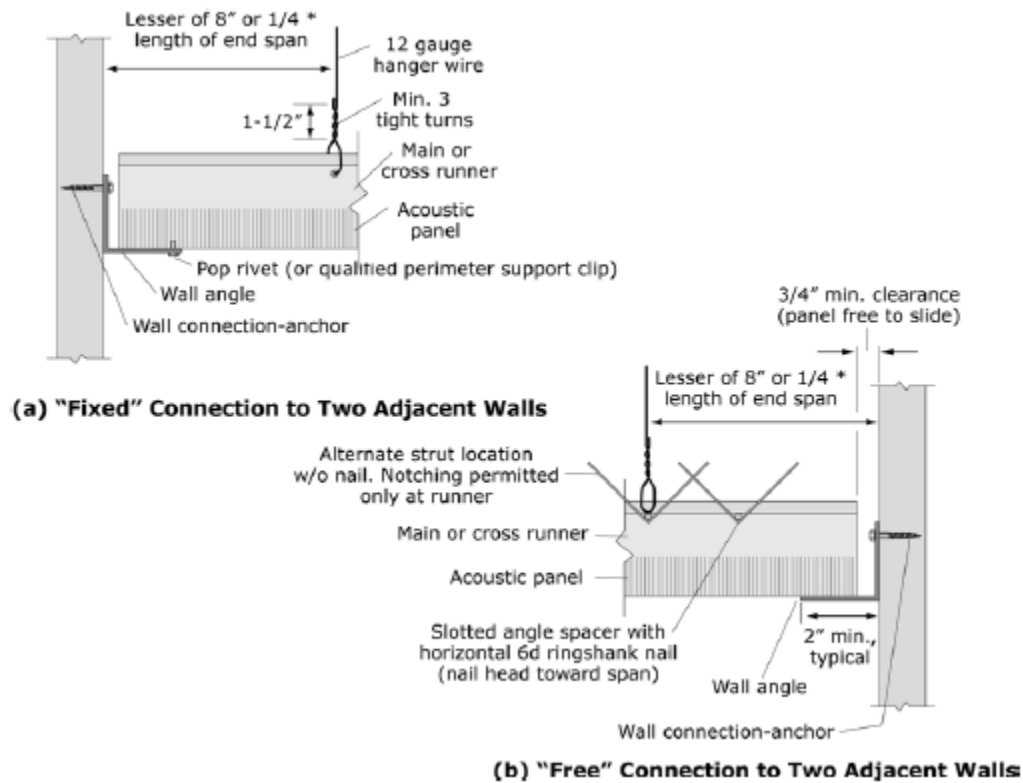
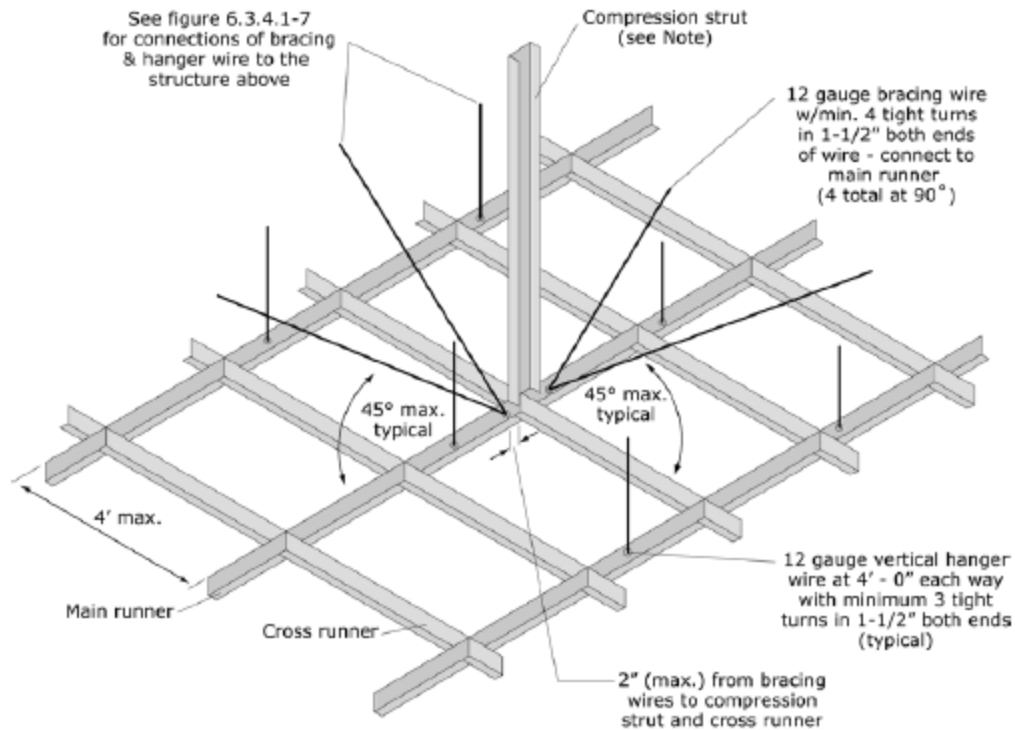


Figure G-8. Suspension System for Acoustic Lay-in Panel Ceilings – Edge Conditions.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)



Note: Compression strut shall not replace hanger wire. Compression strut consists of a steel section attached to main runner with 2 - #12 sheet metal screws and to structure with 2 - #12 screws to wood or 1/4" min. expansion anchor to structure. Size of strut is dependent on distance between ceiling and structure ($l/r \leq 200$). A 1" diameter conduit can be used for up to 6'; a 1-5/8" X 1-1/4" metal stud can be used for up to 10'

Per DSA IR 25-5, ceiling areas less than 144 sq. ft. or fire rated ceilings less than 96 sq. ft., surrounded by walls braced to the structure above do not require lateral bracing assemblies when they are attached to two adjacent walls. (ASTM E580 does not require lateral bracing assemblies for ceilings less than 1000 sq. ft.; see text.)

Figure G-9. Suspension System for Acoustic Lay-in Panel Ceilings – General Bracing Assembly.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

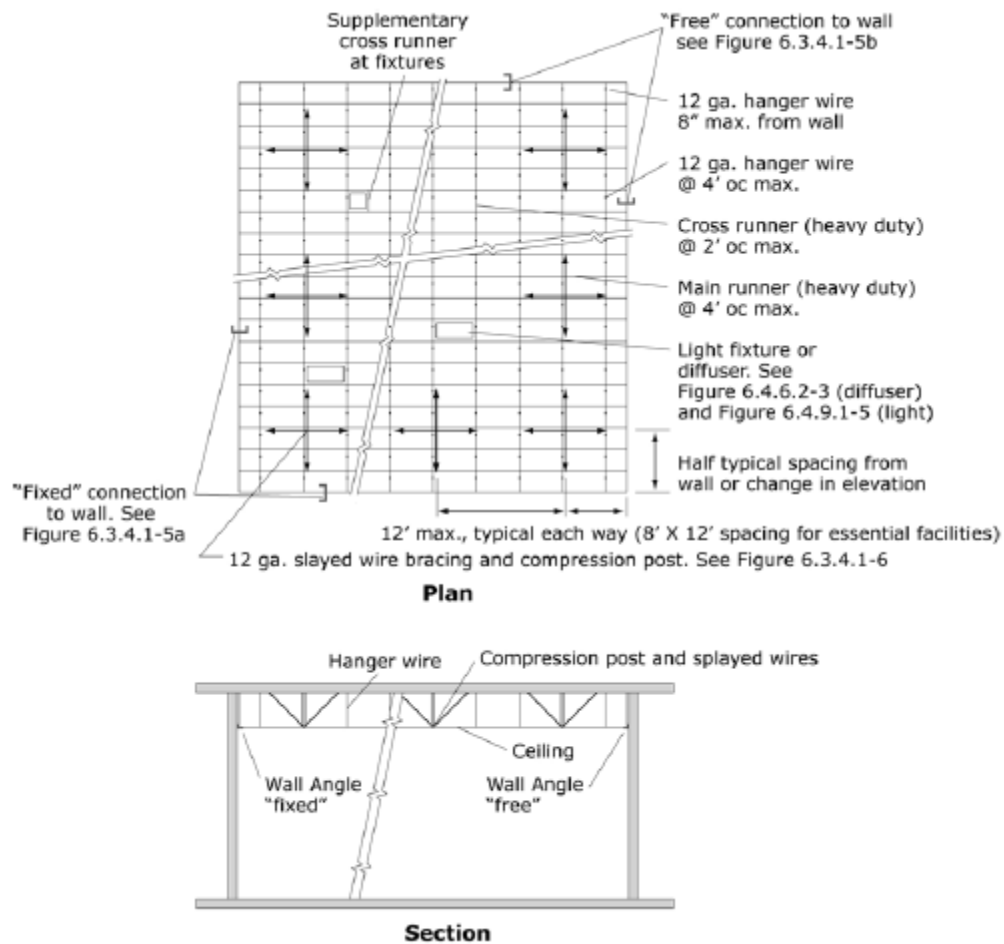


Figure G-10. Suspension System for Acoustic Lay-in Panel Ceilings – General Bracing Layout.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

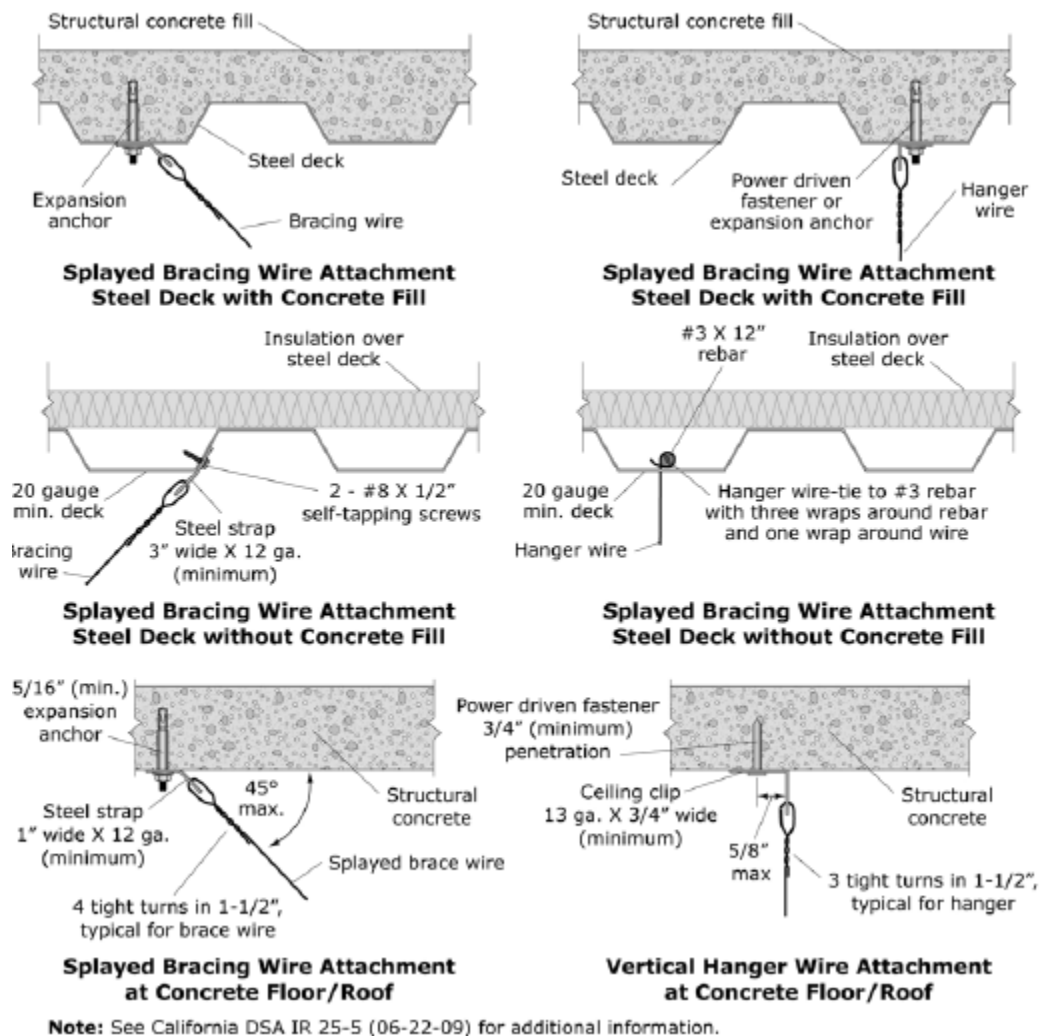
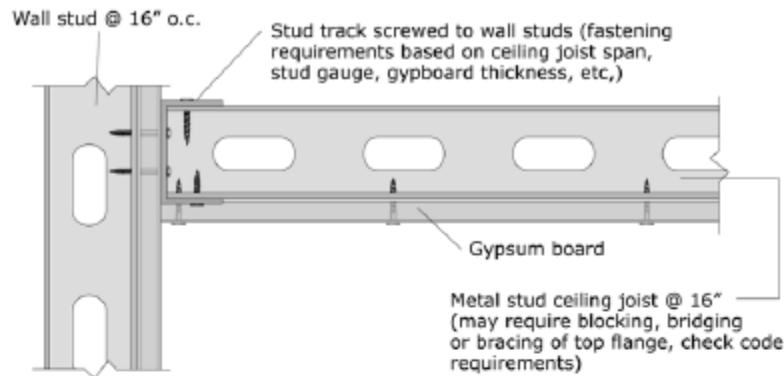
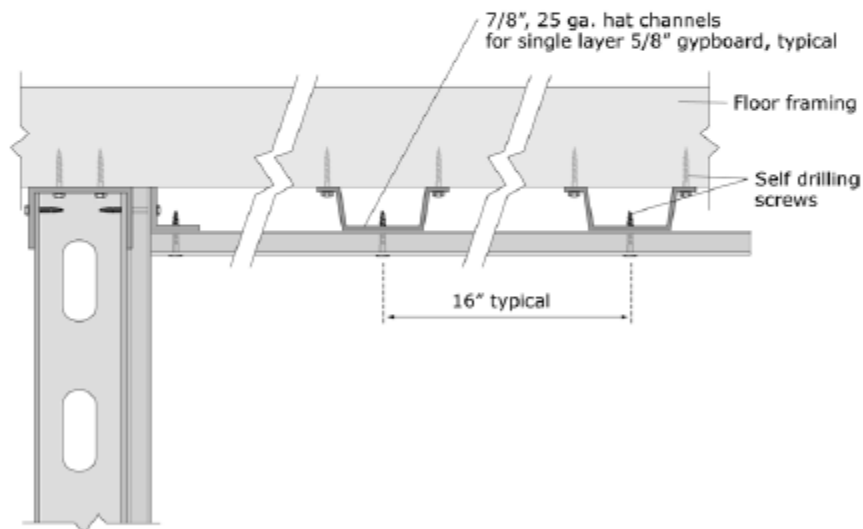


Figure G-11. Suspension System for Acoustic Lay-in Panel Ceilings – Overhead Attachment Details.

(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)



a) Gypsum board attached directly to ceiling joists



b) Gypsum board attached directly to furring strips (hat channel or similar)

Note: Commonly used details shown; no special seismic details are required as long as furring and gypboard secured. Check for certified assemblies (UL listed, FM approved, etc.) if fire or sound rating required.

Figure G-12. Gypsum Board Ceiling Applied Directly to Structure.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

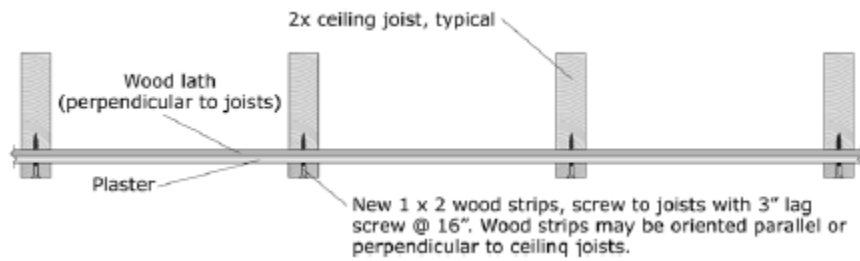


Figure G-13. Retrofit Detail for Existing Lath and Plaster.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

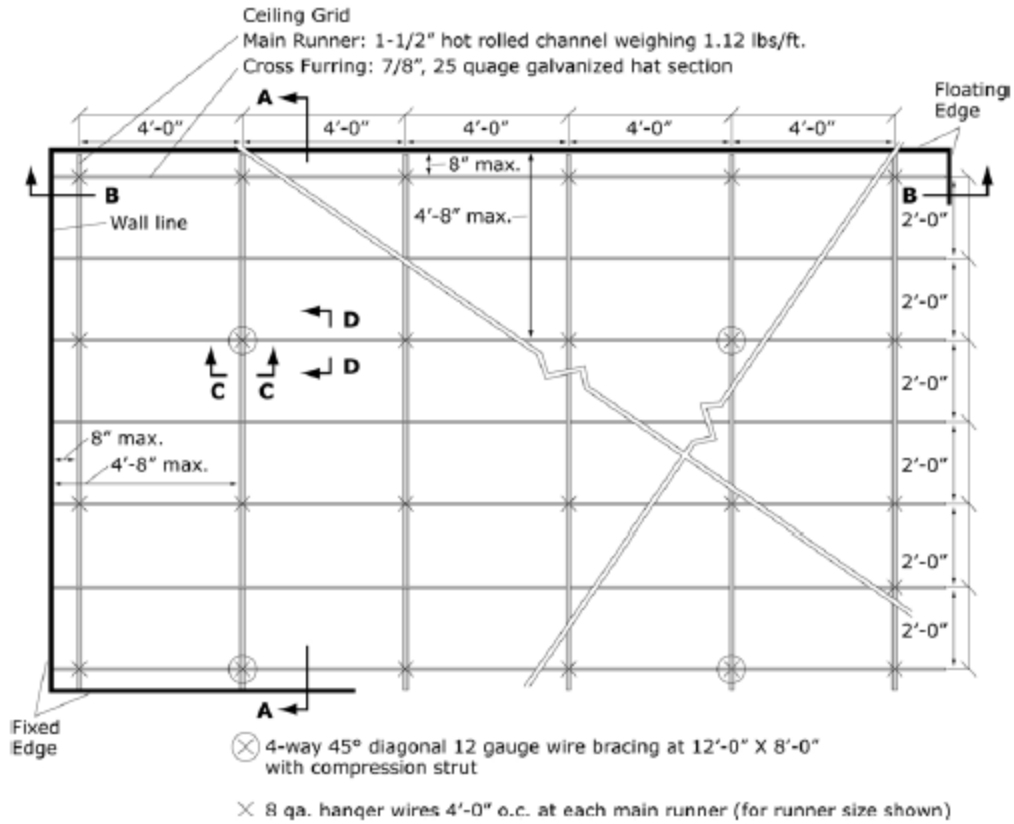
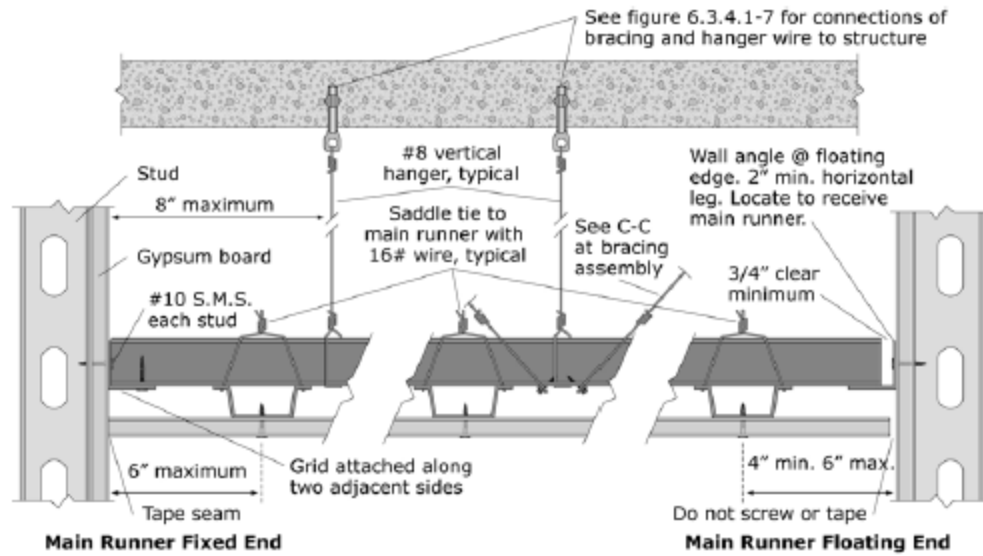
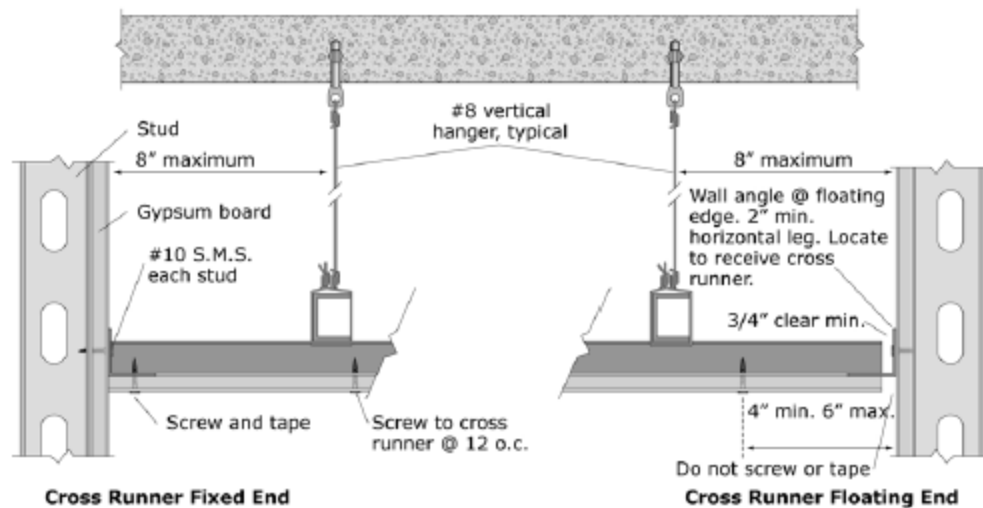


Figure G-14. Diagrammatic View of Suspended Heavy Ceiling Grid and Lateral Bracing.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

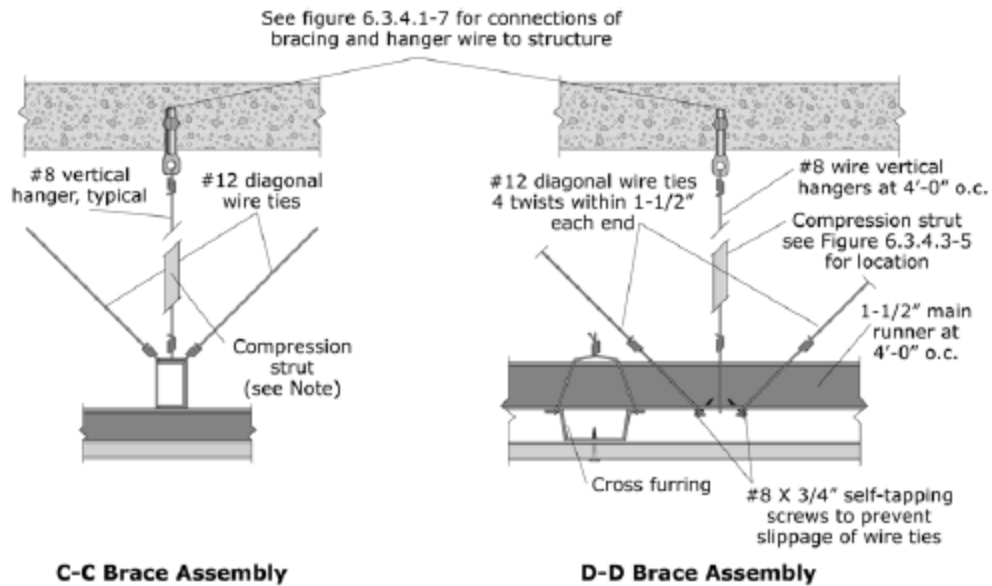


A-A Main Runner at Perimeter



B-B Cross Runner at Perimeter

Figure G-15. Perimeter Details for Suspended Gypsum Board Ceiling.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)



Note: Compression strut shall not replace hanger wire. Compression strut consists of a steel section attached to main runner with 2 - #12 sheet metal screws and to structure with 2 - #12 screws to wood or 1/4" min. expansion anchor to concrete. Size of strut is dependent on distance between ceiling and structure ($l/r \leq 200$). A 1" diameter conduit can be used for up to 6', a 1-5/8" X 1-1/4" metal stud can be used for up to 10'. See figure 6.3.4.1-6 for example of bracing assembly.

Figure G-16. Details for Lateral Bracing Assembly for Suspended Gypsum Board Ceiling.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

Light Fixtures

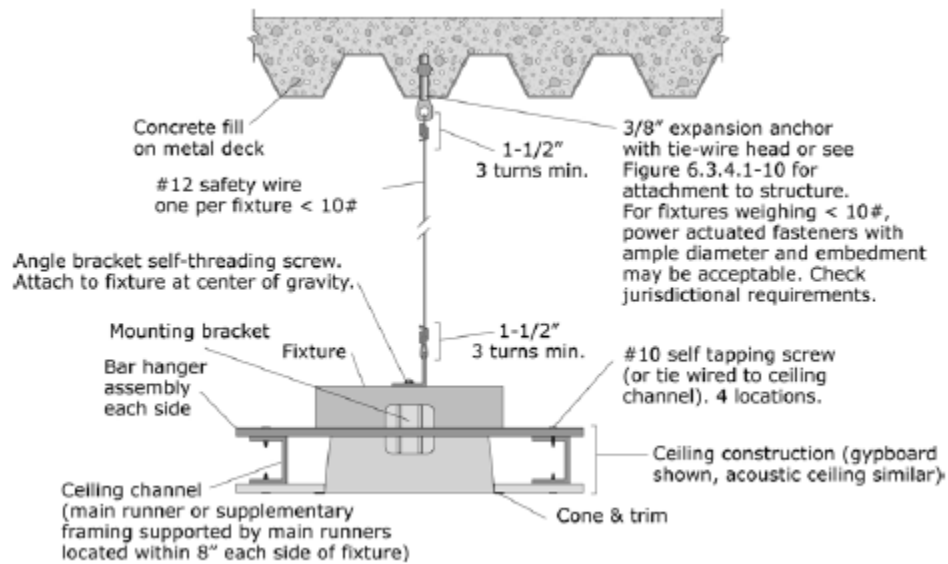


Figure G-17. Recessed Light Fixture in suspended Ceiling (Fixture Weight < 10 pounds).
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

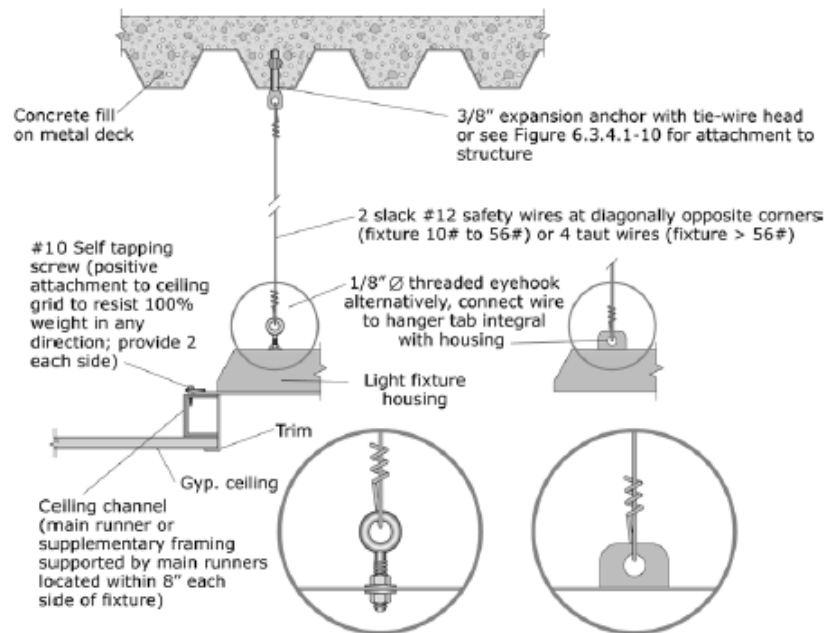


Figure G-18. Recessed Light Fixture in suspended Ceiling (Fixture Weight 10 to 56 pounds).
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

Contents and Furnishings

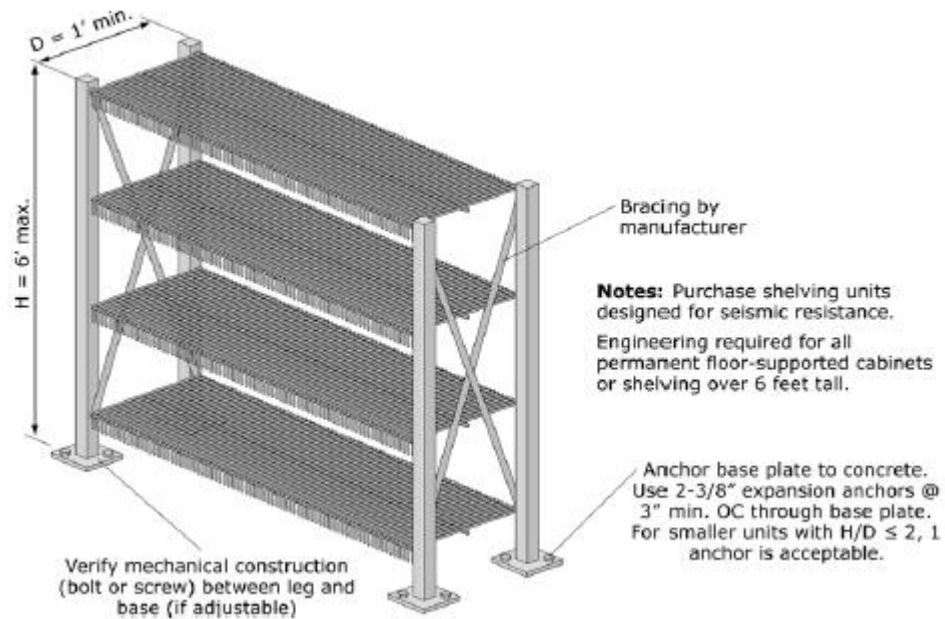
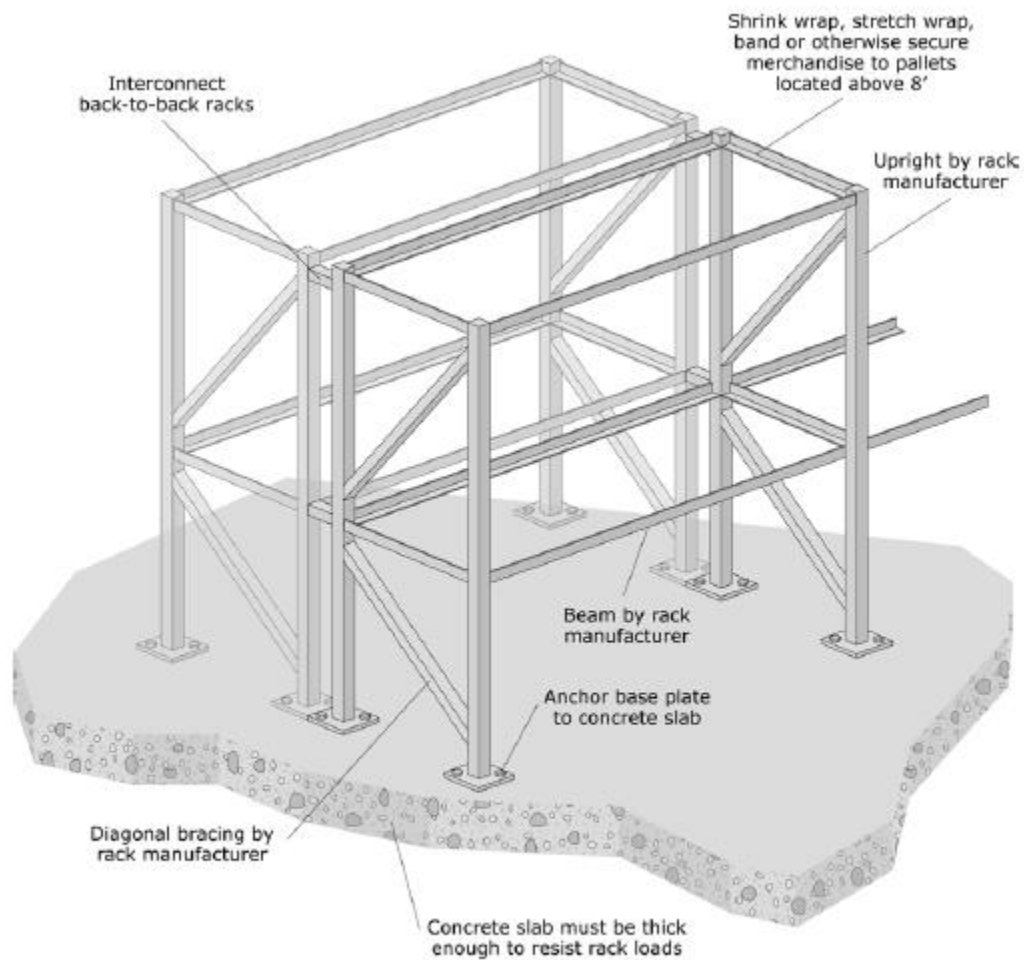


Figure G-19. Light Storage Racks.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)



Note: Purchase storage racks designed for seismic resistance. Storage racks may be classified as either nonstructural elements or nonbuilding structures depending upon their size and support conditions. Check the applicable code to see which provisions apply.

Figure G-20. Industrial Storage Racks.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

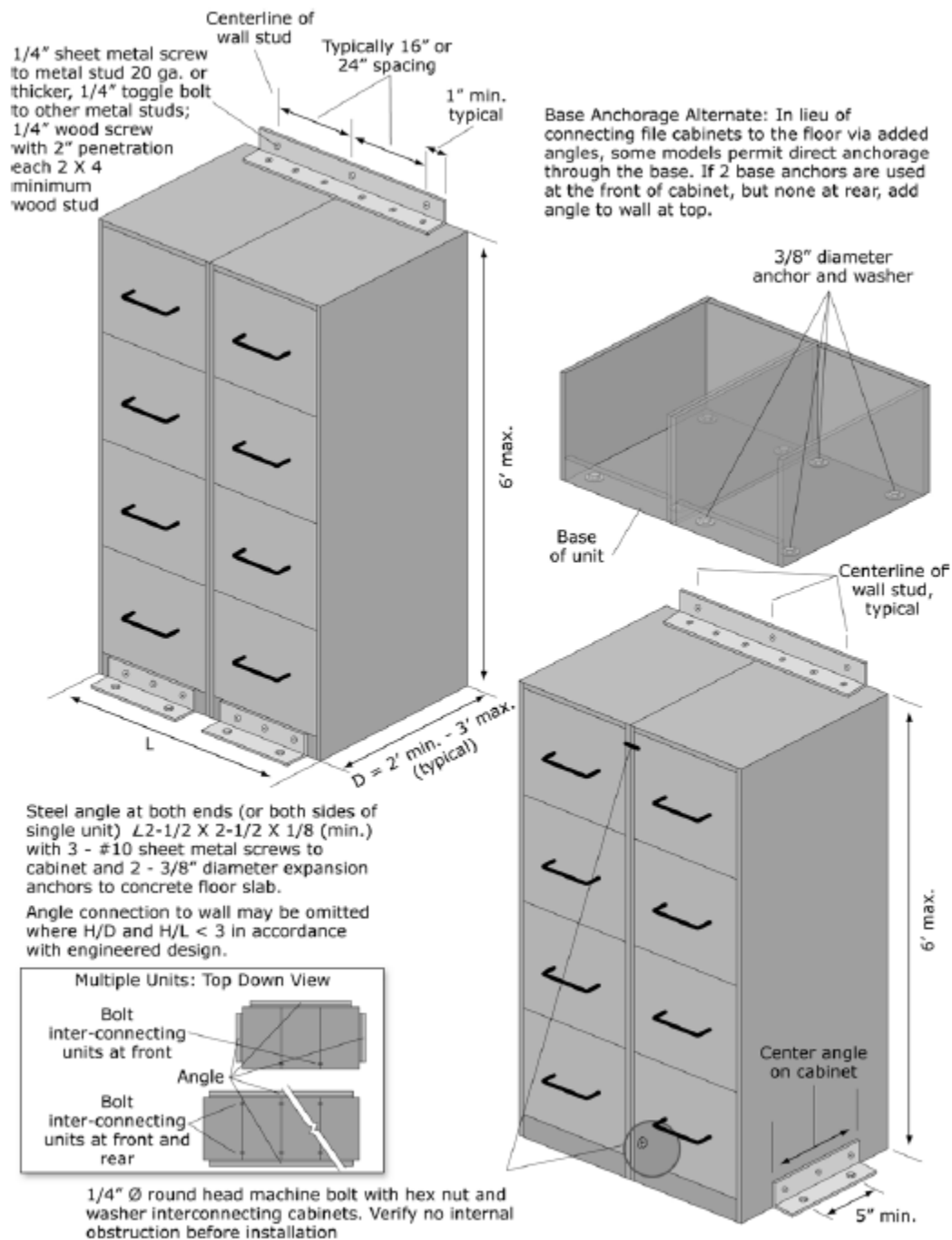


Figure G-21. Wall-mounted File Cabinets.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

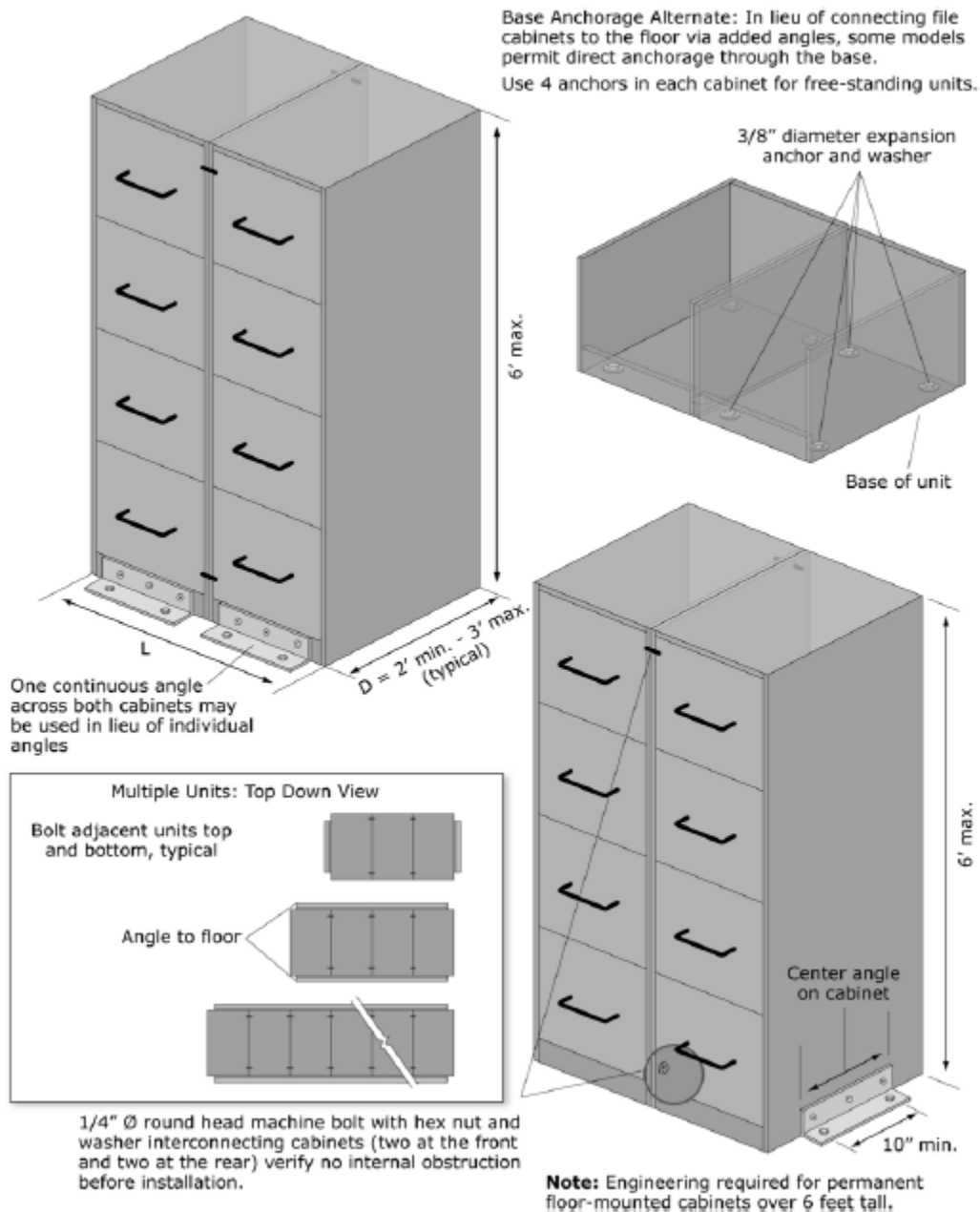
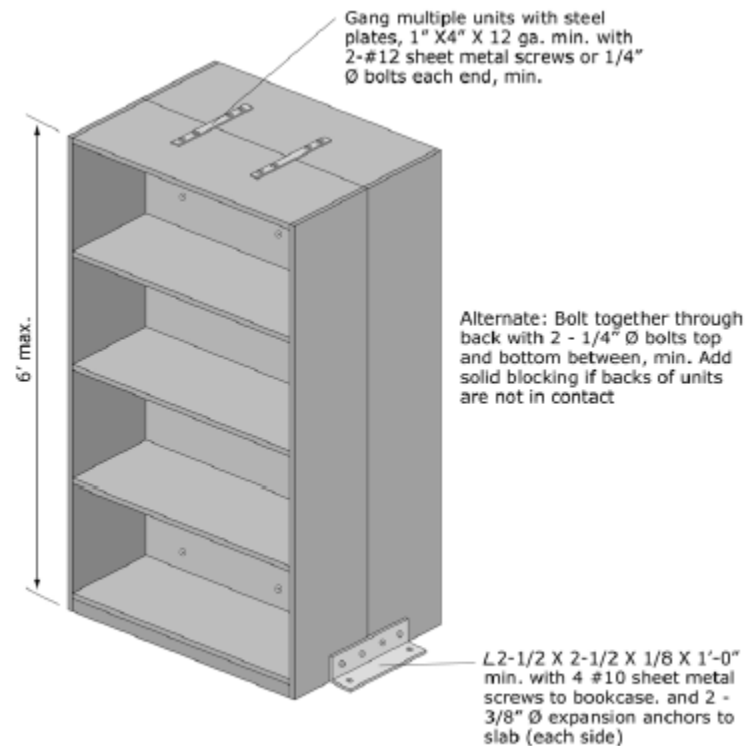


Figure G-22. Base Anchored File Cabinets.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)



Note: Engineering required for all permanent floor-supported cabinets or shelving over 6 feet tall. Details shown are adequate for typical shelving 6 feet or less in height.

Figure G-23. Anchorage of Freestanding Book Cases Arranged Back to Back.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

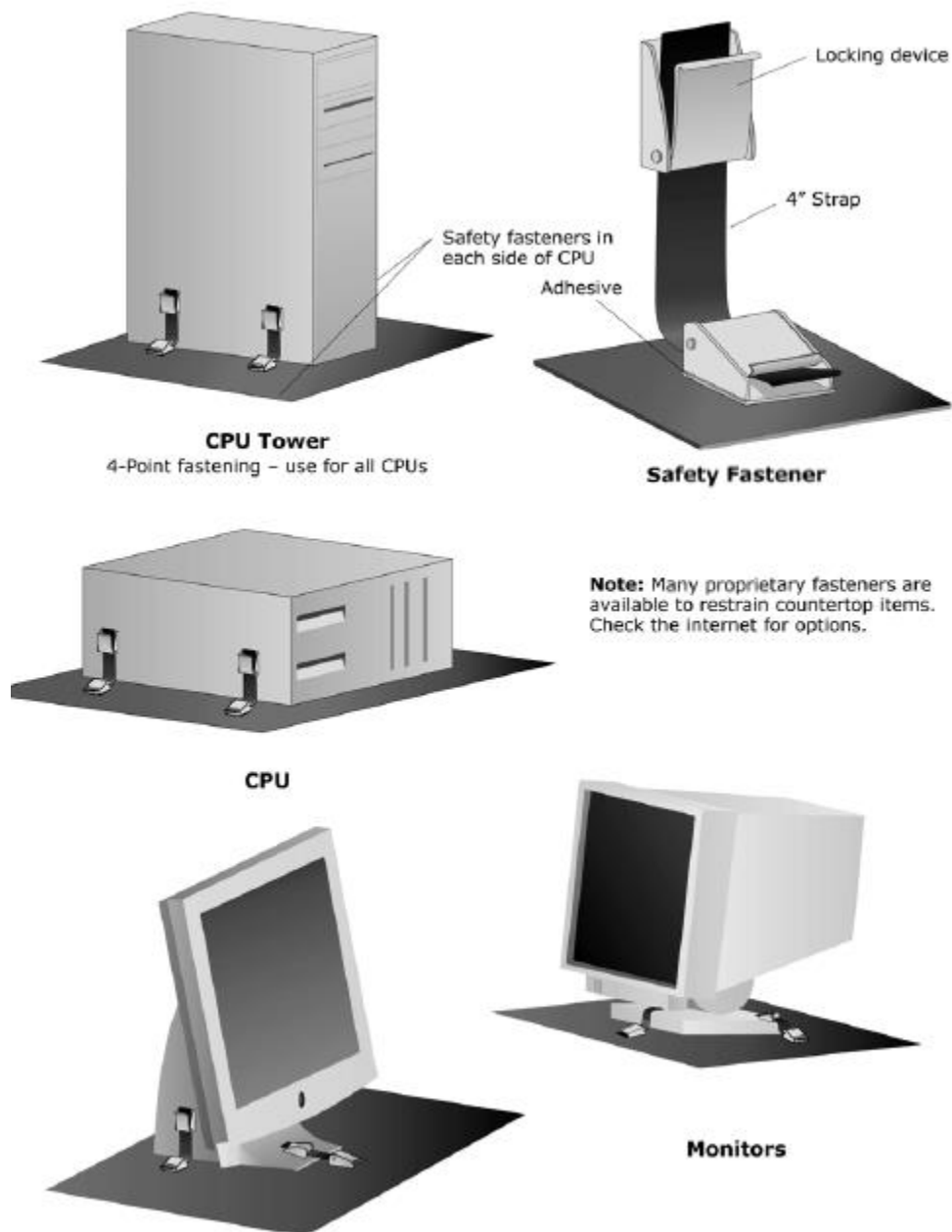
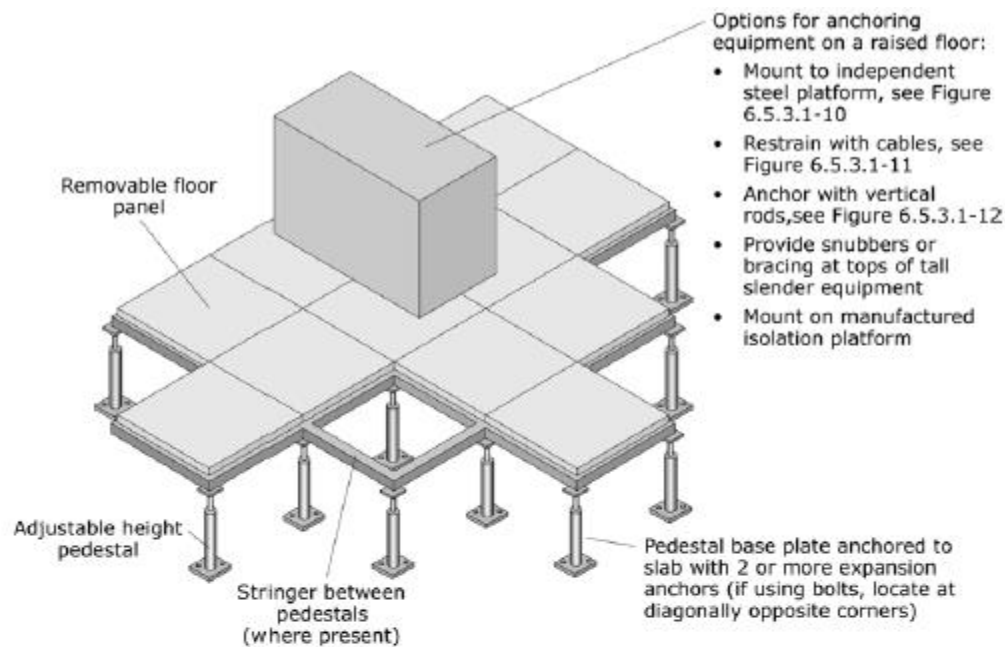
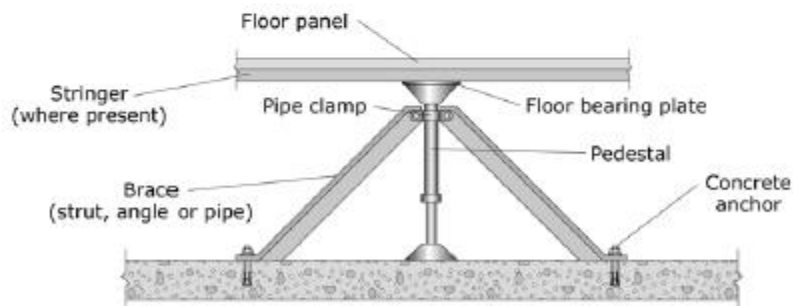


Figure G-24. Desktop Computers and Accessories.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)



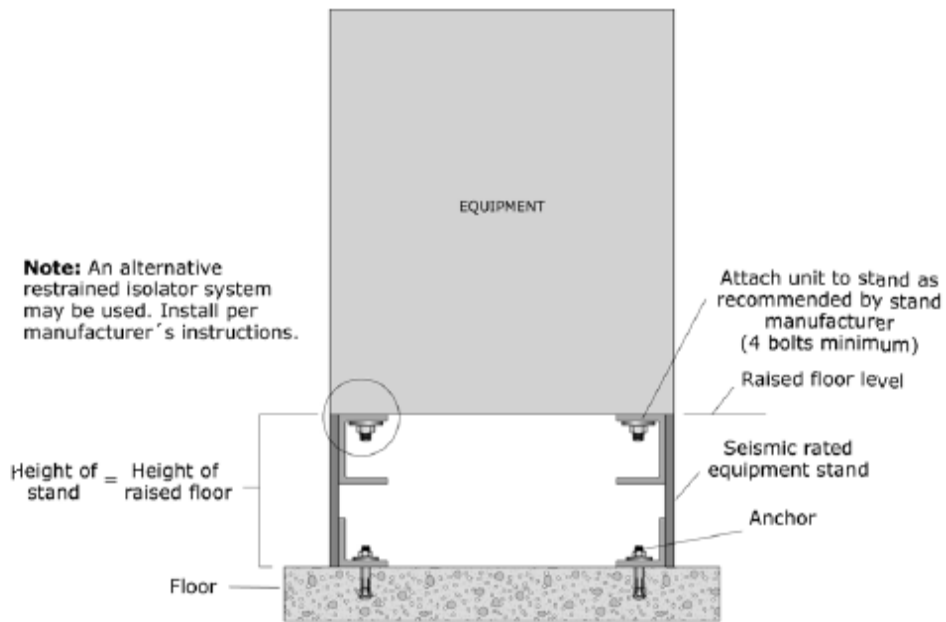
Cantilevered Access Floor Pedestal



Braced Access Floor Pedestal (use for tall floors or where pedestals are not strong enough to resist seismic forces)

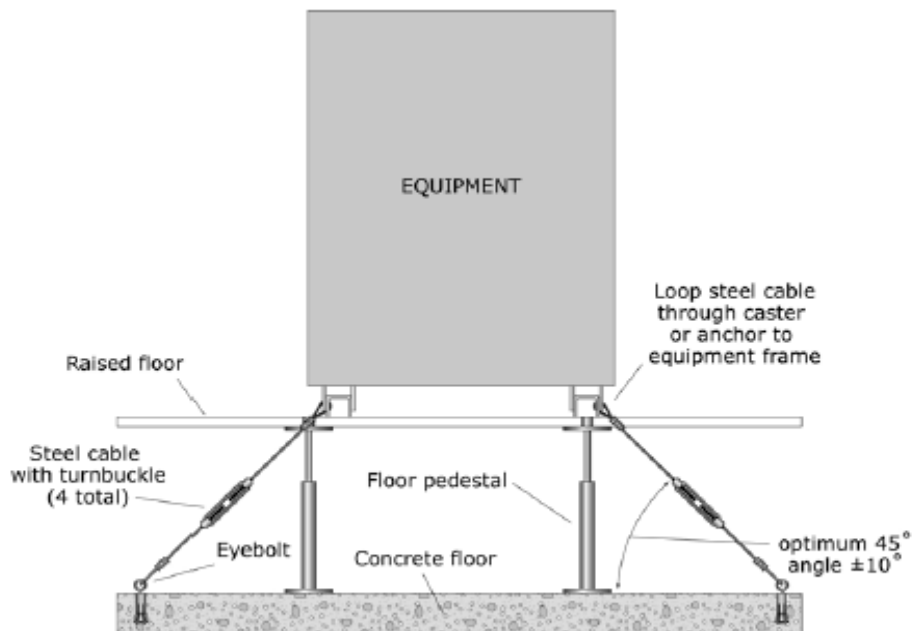
Note: For new floors in areas of high seismicity, purchase and install systems that meet the applicable code provisions for "special access floors."

Figure G-25. Equipment Mounted on Access Floor.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)



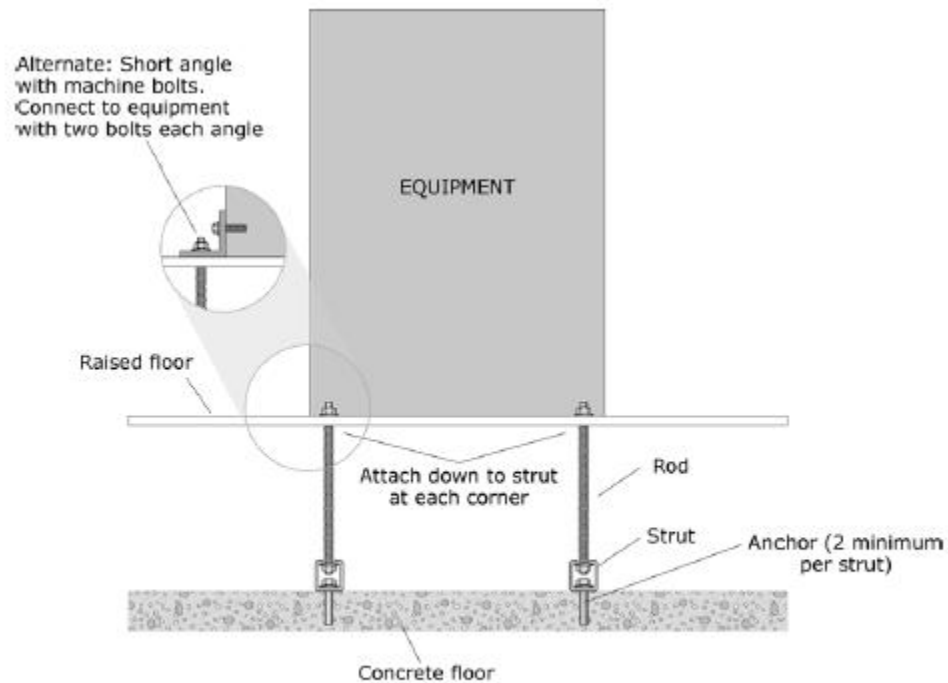
Equipment installed on an independent steel platform within a raised floor

Figure G-26. Equipment Mounted on Access Floor – Independent Base.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)



Equipment restrained with cables beneath a raised floor

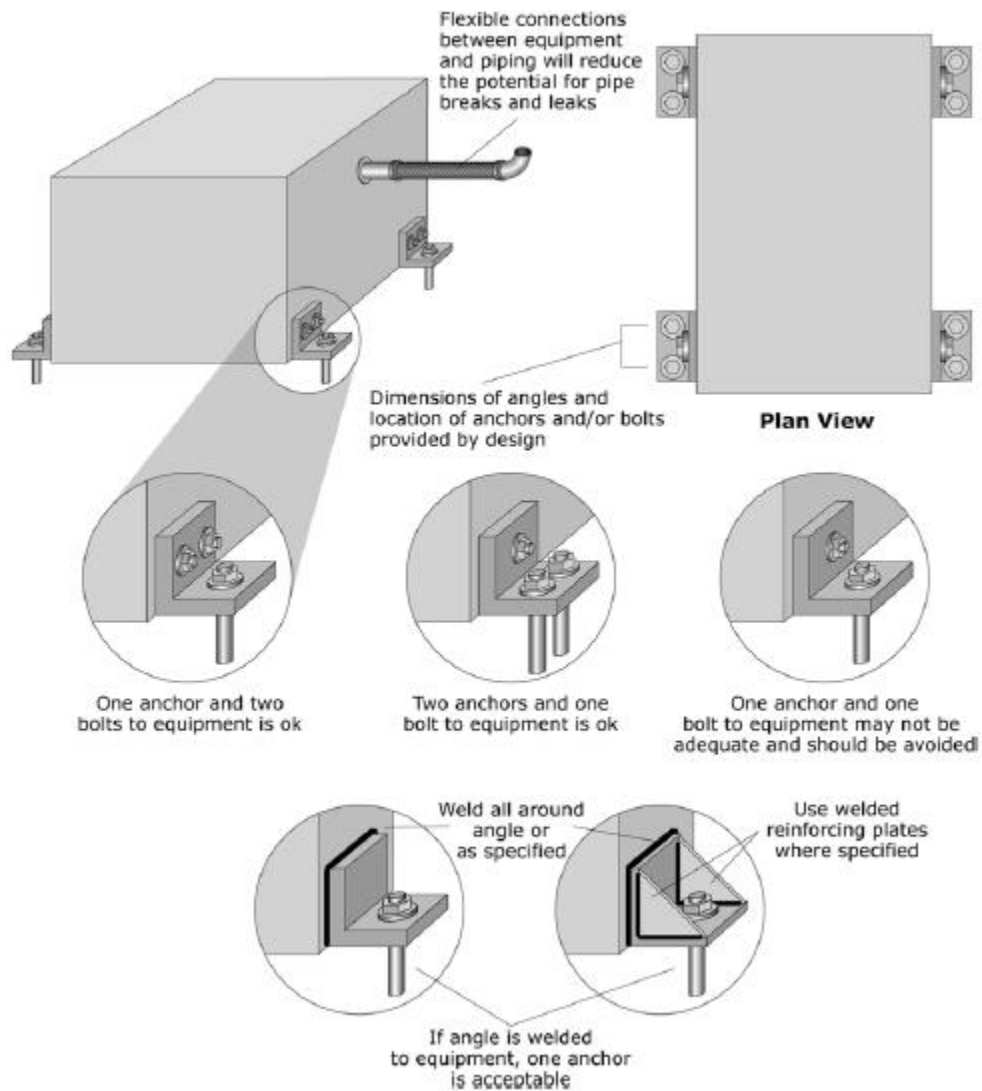
Figure G-27. Equipment Mounted on Access Floor – Cable Braced.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)



Equipment anchored with vertical rods beneath a raised floor

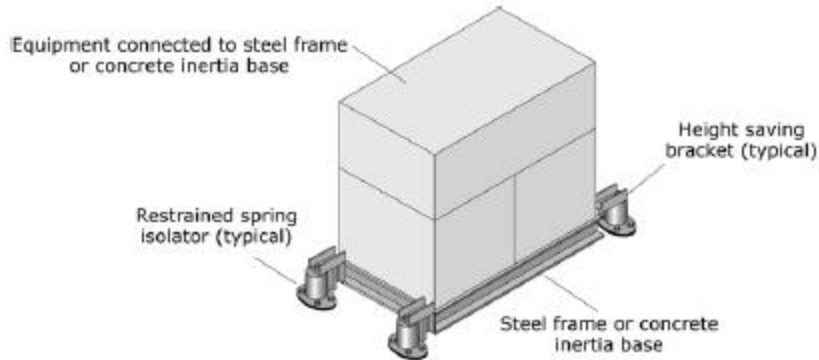
Figure G-28. Equipment Mounted on Access Floor – Tie-down Rods.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

Mechanical and Electrical Equipment

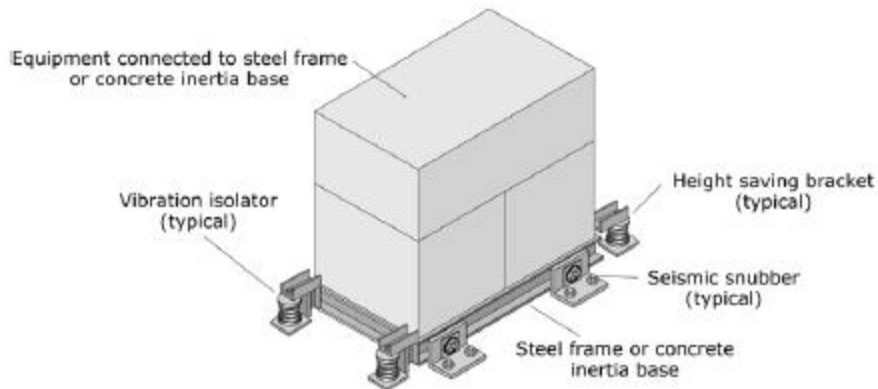


Note: Rigidly mounted equipment shall have flexible connections for the fuel lines and piping.

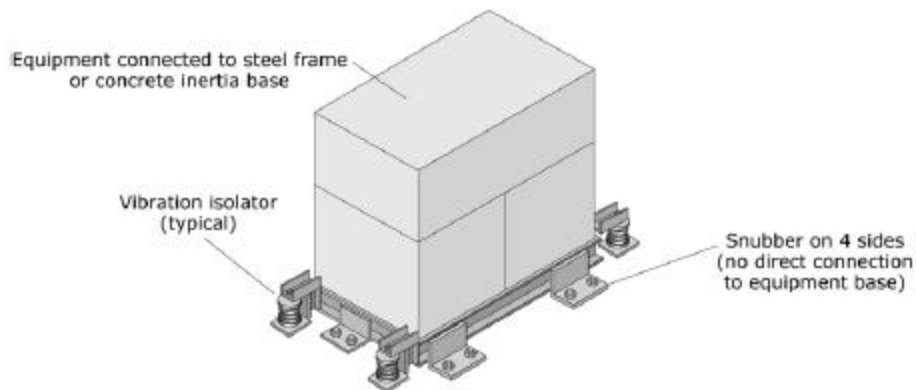
Figure G-29. Rigidly Floor-mounted Equipment with Added Angles.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)



Supplemental base with restrained spring isolators



Supplemental base with open springs and all-directional snubbers



Supplemental base with open springs and one-directional snubbers

Figure G-30. HVAC Equipment with Vibration Isolation.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

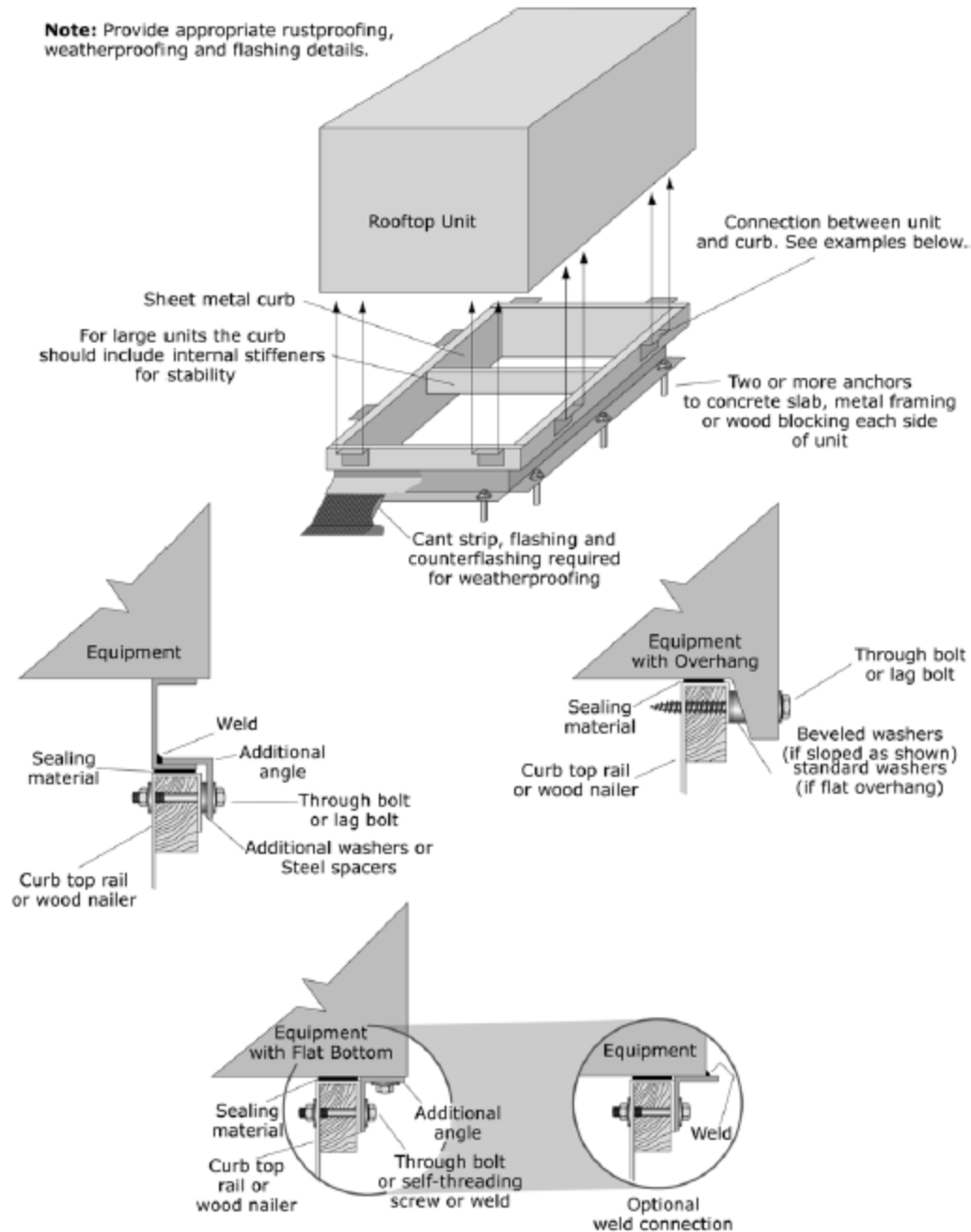


Figure G-31. Rooftop HVAC Equipment.

(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

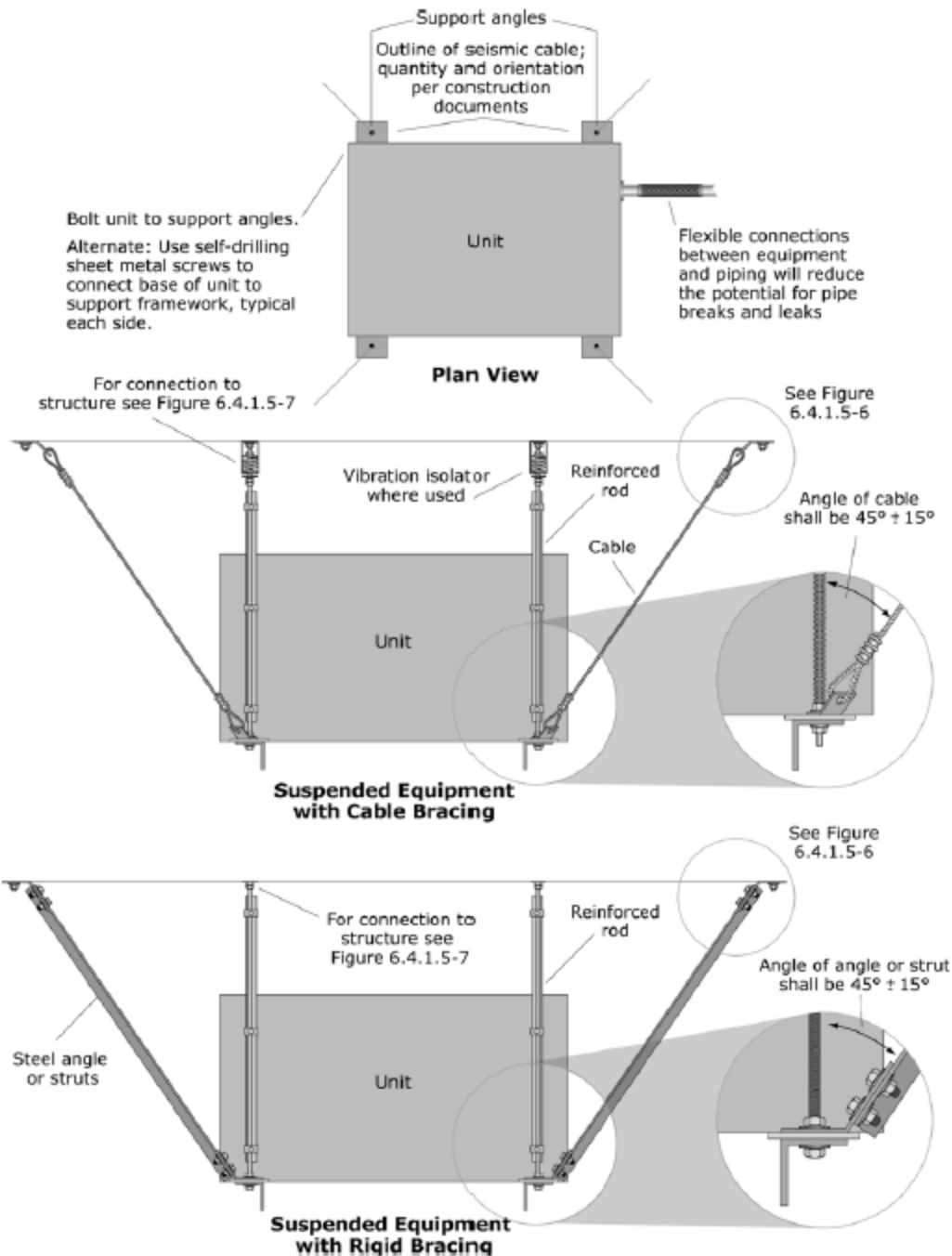


Figure G-32. Suspended Equipment.
 (FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

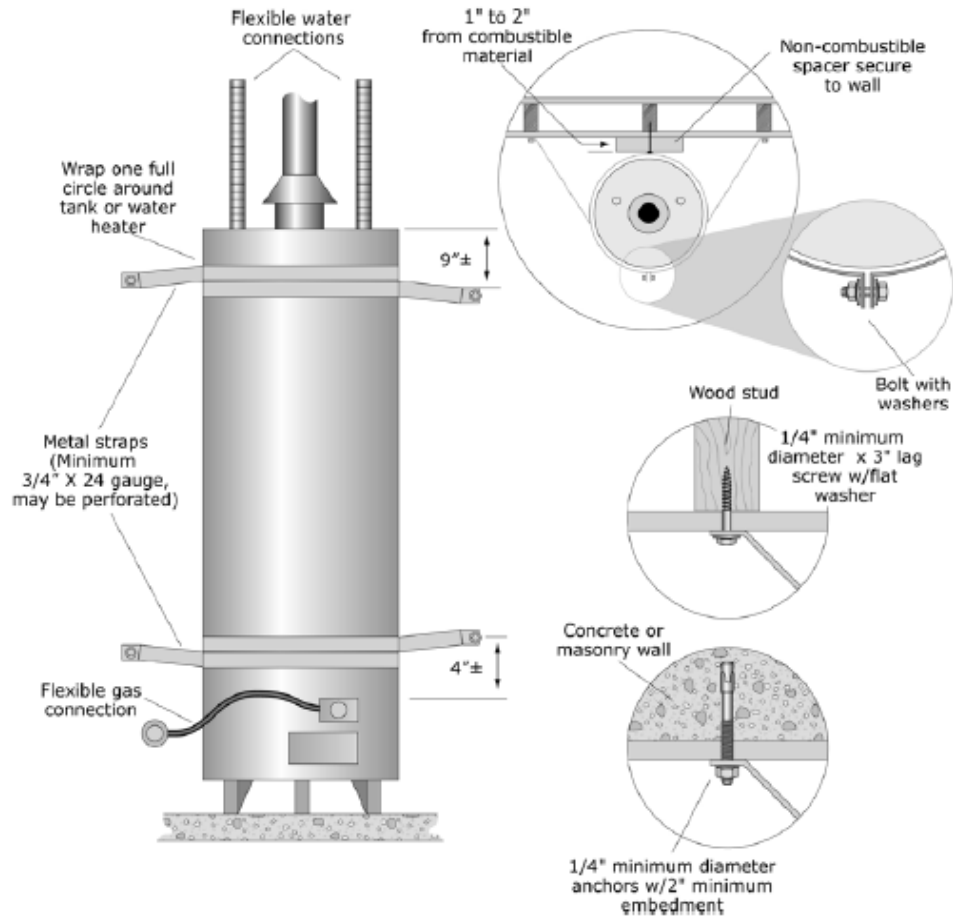


Figure G-33. Water Heater Strapping to Backing Wall.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

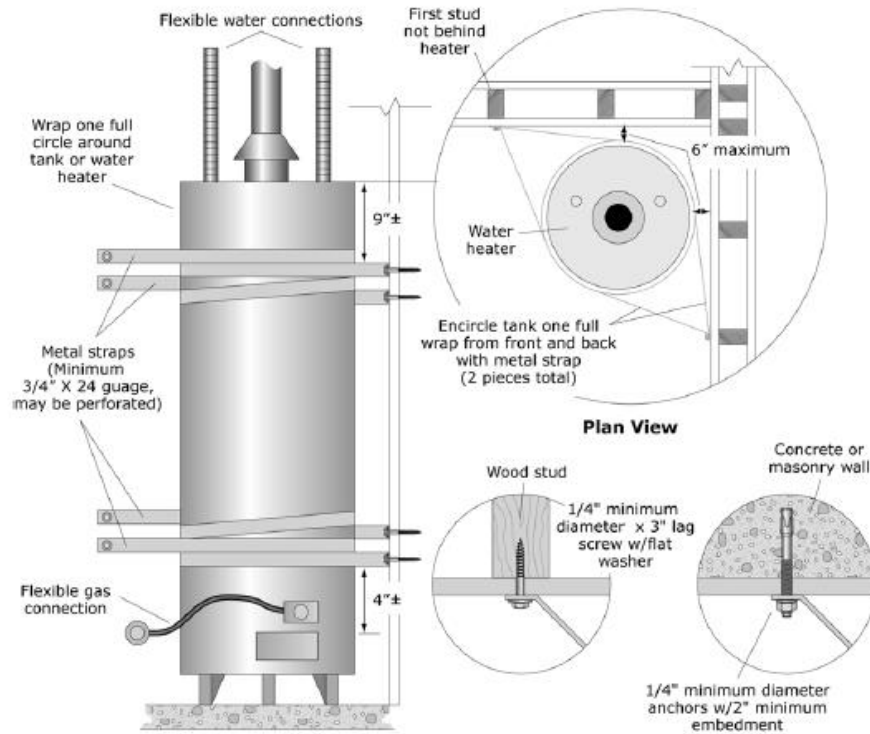


Figure G-34. Water Heater – Strapping at Corner Installation.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

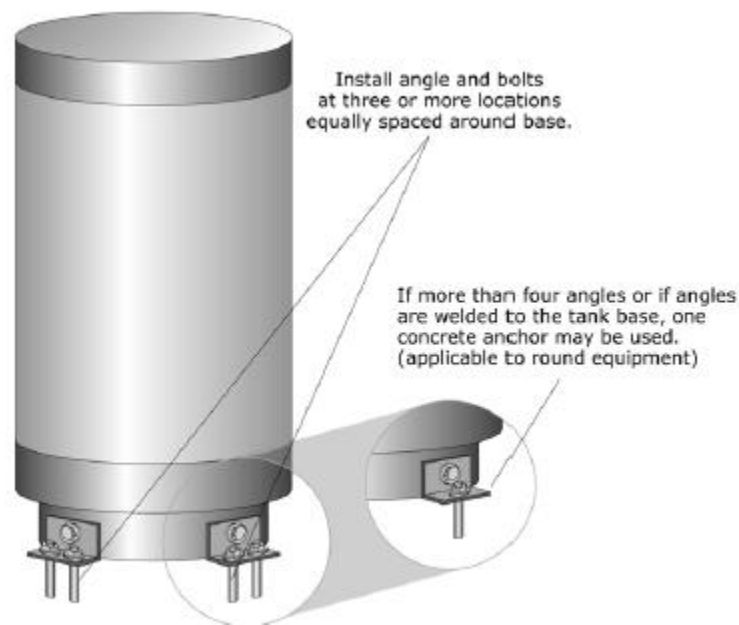


Figure G-35. Water Heater – Base Mounted.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

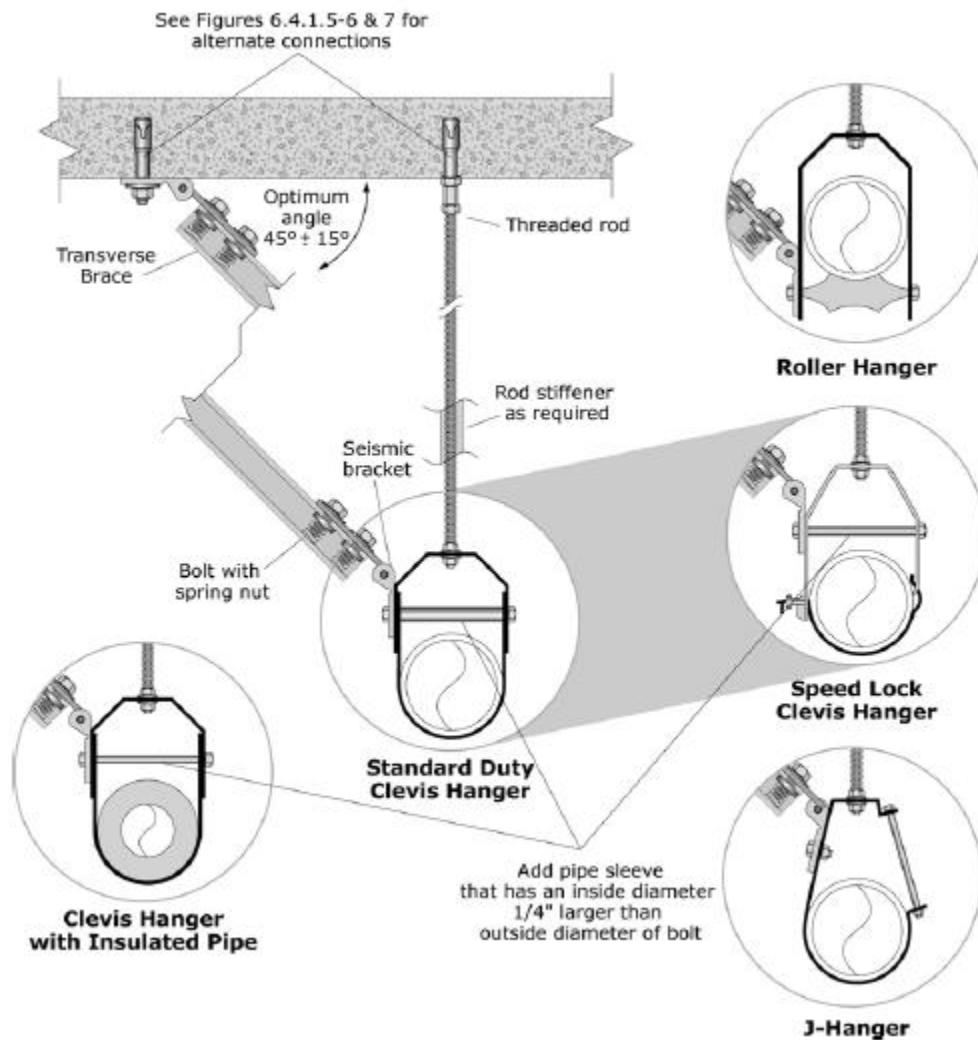


Figure G-36. Rigid Bracing – Single Pipe Transverse.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

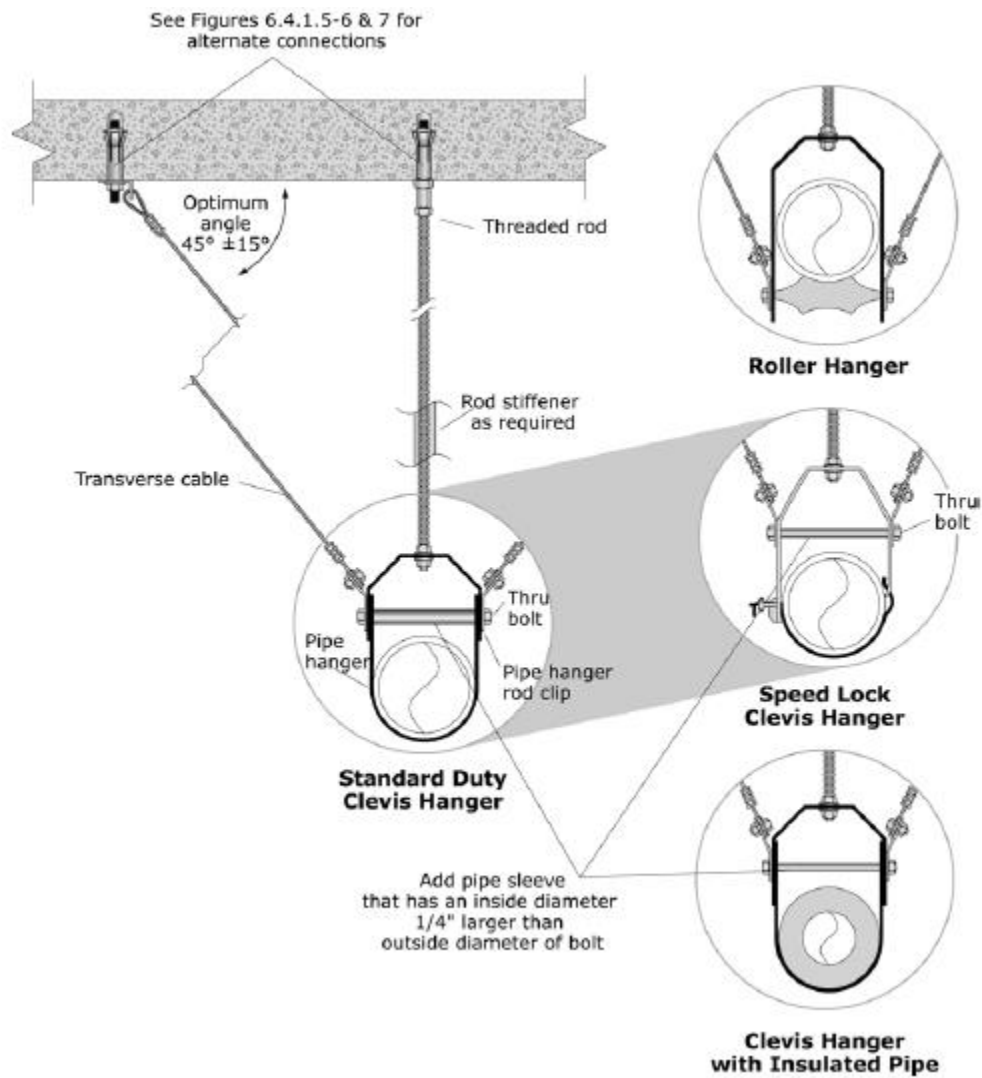


Figure G-37. Cable Bracing – Single Pipe Transverse.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

Electrical and Communications

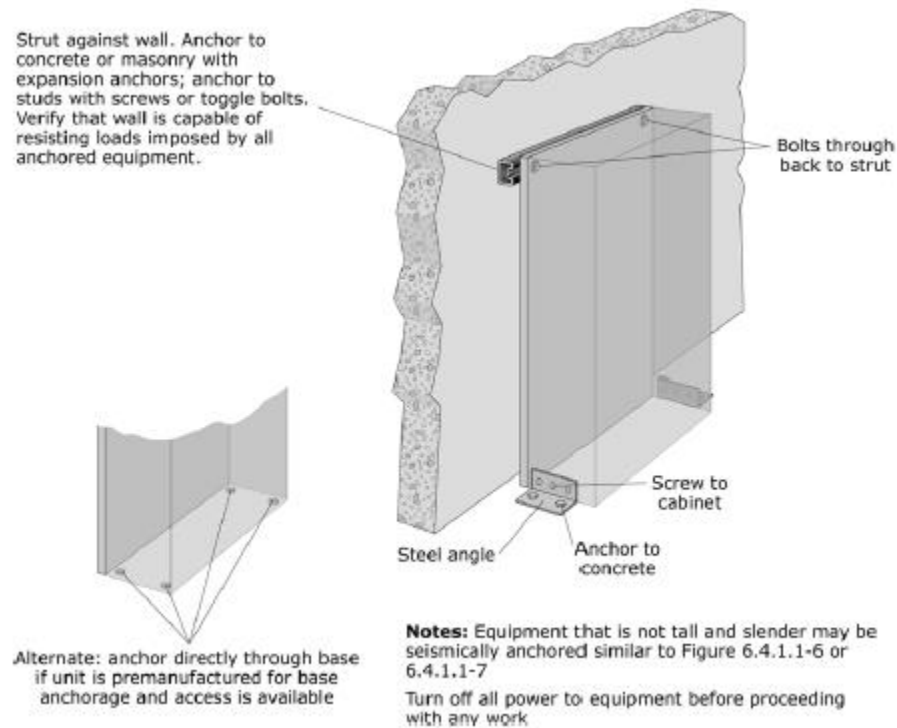


Figure G-38. Electrical Control Panels, Motor Controls Centers, or Switchgear.
(FEMA E-74, 2012, *Reducing the Risks of Nonstructural Earthquake Damage*)

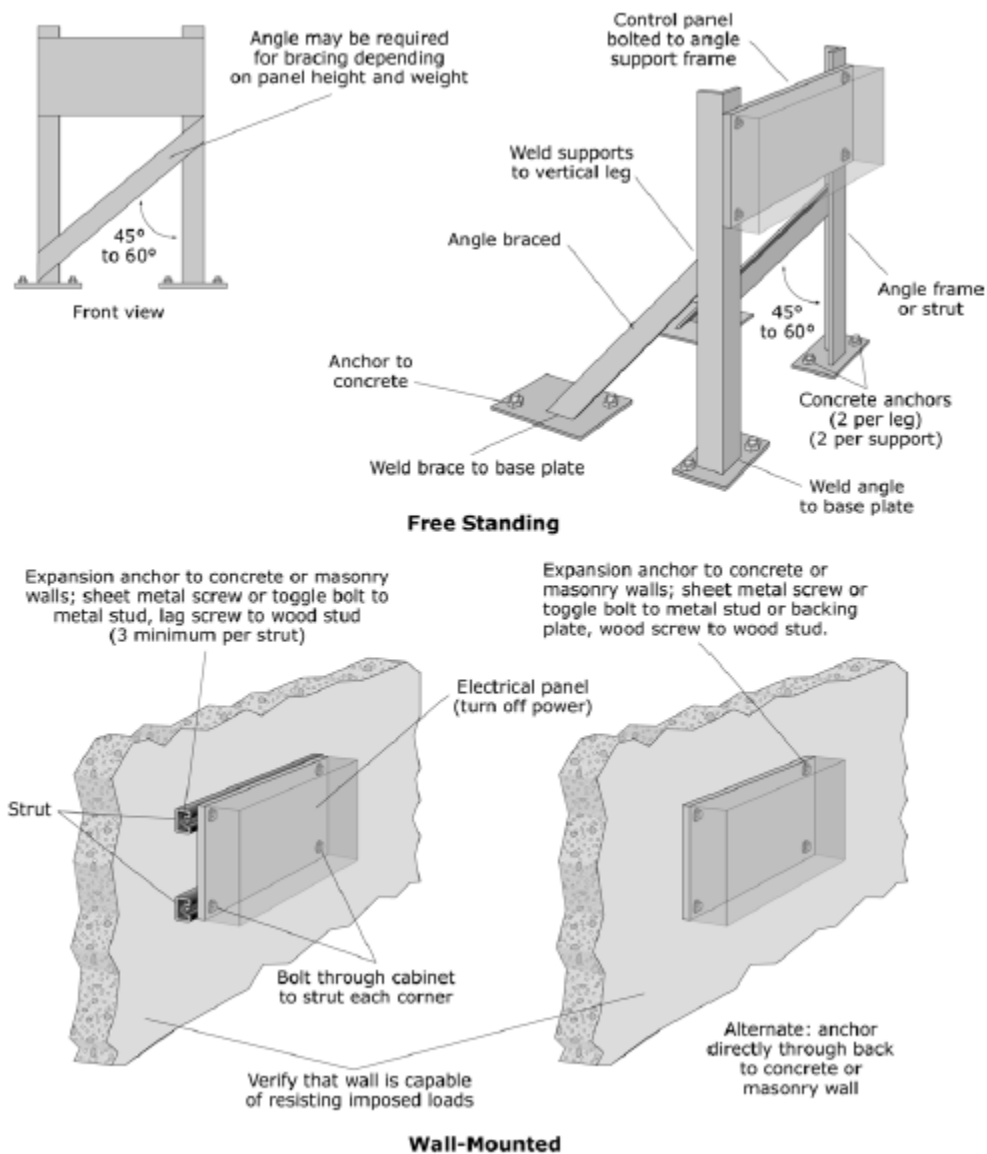


Figure G-39. Freestanding and Wall-mounted Electrical Control Panels, Motor Controls Centers, or Switchgear.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)

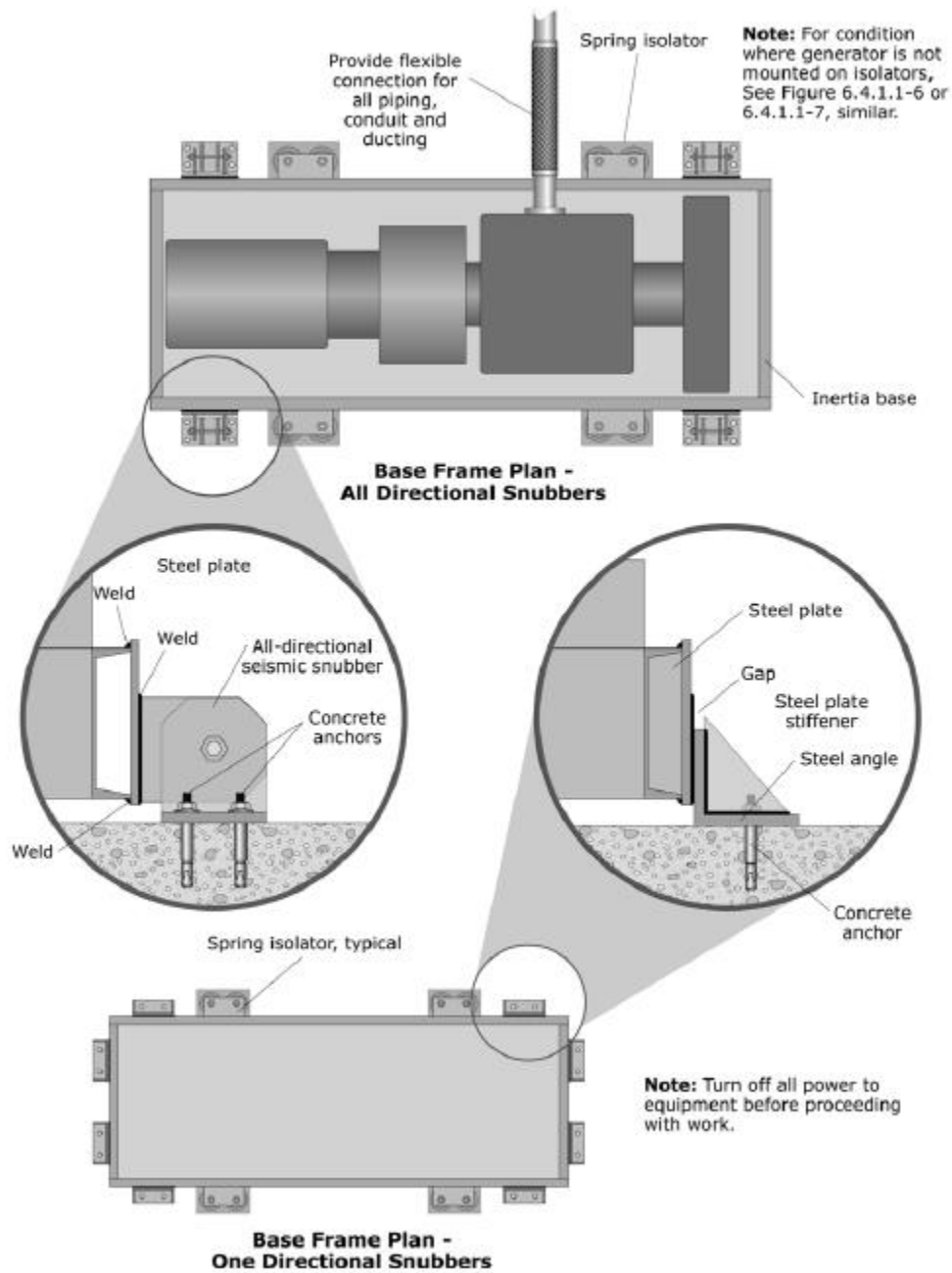


Figure G-40. Emergency Generator.
(FEMA E-74, 2012, Reducing the Risks of Nonstructural Earthquake Damage)